

DEPARTMENT OF CONSTRUCTION AND LAND USE
MULTI-FAMILY / COMMERCIAL COVER SHEET



APPLICANT INFORMATION

PROJECT ADDRESS: 1000 10TH AVE NW
DESCRIPTION OF WORK: RENOVATION OF EXISTING BUILDING TO ADD 12 UNITS AND 12 CAR SPACES
OWNER: 1000 10TH AVE NW CONTRACTOR: ANNEX
DESIGN PROFESSIONAL(S): 1000 10TH AVE NW
CONTACT PERSON: 1000 10TH AVE NW PHONE: 206 462 1000
APPLICATIONS/PERMITS RELATED TO PROJECT: 1000 10TH AVE NW

EXISTING USE: OFFICE CHANGE OF USE PROPOSED: NO
EXISTING USE: OFFICE PROPOSED USE: NO
EXISTING USE: OFFICE PROPOSED USE: NO

CARLING SPACES: EXISTING: 0 ON-SITE 0 OFF-SITE
PROPOSED: 0 ON-SITE 0 OFF-SITE
OFF-SITE LOCATION: 1000 10TH AVE NW

LOADING: YES CUT: YES YES: NO MAXIMUM HEIGHT: 10
FULL CUT: YES MAXIMUM HEIGHT: 10

DISPOSAL SITE: 1000 10TH AVE NW
SOS REPORT PROVIDED: YES NO

CONTACT WITH NEIGHBORHOOD COMMUNITY COUNCIL: YES NO

BUILDING DATA: MULTIPLE BUILDINGS THIS PROJECT NO
IF MULTIPLE BUILDINGS ARE NOT IDENTICAL, COMPLETE THE FOLLOWING FOR EACH DIFFERENT BUILDING. ATTACH APPROPRIATE SCHEDULES AS NEEDED.

NEW BUILDING OR ADDITION -- COMPLETE THE FOLLOWING TABLE

BUILDING (ONLY ONE)	LIST IT OR ALL IDENTICAL BUILDINGS	FLOOR LEVELS	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
1	1000 10TH AVE NW	1	OFFICE	1000 SF	Y	1 HOUR
2	1000 10TH AVE NW	2	OFFICE	1000 SF	Y	1 HOUR
3	1000 10TH AVE NW	3	OFFICE	1000 SF	Y	1 HOUR
4	1000 10TH AVE NW	4	OFFICE	1000 SF	Y	1 HOUR
5	1000 10TH AVE NW	5	OFFICE	1000 SF	Y	1 HOUR
6	1000 10TH AVE NW	6	OFFICE	1000 SF	Y	1 HOUR

FLOOR LEVELS	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
1	OFFICE	1000 SF	Y	1 HOUR
2	OFFICE	1000 SF	Y	1 HOUR
3	OFFICE	1000 SF	Y	1 HOUR
4	OFFICE	1000 SF	Y	1 HOUR
5	OFFICE	1000 SF	Y	1 HOUR
6	OFFICE	1000 SF	Y	1 HOUR

REMODEL: YES NO
CONSTRUCTION VALUE: \$150,000 TYPE OF CONSTRUCTION: REMODEL
SPRINKLER: YES NO OTHER FIRE PROTECTION: NO
CHANGE OF OCCUPANCY: NO YES FROM: OFFICE TO: OFFICE
THIS BUILDING AIR CONDITIONED: NO YES

ENERGY/MECHANICAL CODE COMPLIANCE INFORMATION:

RESIDENTIAL (All Group R including hotel)
Complete (A), (B) and (C)

(A) MECHANICAL SYSTEM AND BUILDING ENVELOPE
Complete (1), (2) and (3)

1. MECHANICAL SYSTEM
Provide Equipment Sizing Calculation Form for each unit and fill out the space heating system. Attach the form to the application.
a) Electrical Resistance: NO YES
b) Heat Pump: NO YES
c) Gas, Oil, Steam, Other: NO YES

2. COMPLIANCE PATH
Check one of the following: (1), (2) or (3)
a) Prescriptive Path: Energy Code Section 102.2.2 Tables 6-8
b) Other: NO

COMPLIANCE PATH (1)	COMPLIANCE PATH (2)
Energy Code Section 102.2.2 Tables 6-8	Energy Code Section 102.2.2 Tables 6-8
Energy Code Section 102.2.2 Tables 6-8	Energy Code Section 102.2.2 Tables 6-8
Energy Code Section 102.2.2 Tables 6-8	Energy Code Section 102.2.2 Tables 6-8
Energy Code Section 102.2.2 Tables 6-8	Energy Code Section 102.2.2 Tables 6-8

COMMERCIAL
Complete (A), (B) and (C)

(A) BUILDING ENVELOPE
Complete (1) and (2)

1. COMPLIANCE PATH
Check one of the following: (1), (2) or (3)
a) Prescriptive Path: Energy Code Section 102.2.2 Tables 6-8
b) Other: NO

COMPLIANCE PATH (1)	COMPLIANCE PATH (2)
Energy Code Section 102.2.2 Tables 6-8	Energy Code Section 102.2.2 Tables 6-8
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APPLICANT INFORMATION

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON YOUR PLANS. PLEASE INDICATE THE PAGE IN YOUR PLANS ON WHICH IT MAY BE FOUND.

YARDS & SETBACKS	PAGE <u>1</u>	BUILDING HEIGHT (Bldg Code)	PAGE <u>1</u>
OPEN SPACE CALCULATIONS	PAGE <u>1</u>	TOPOGRAPHICAL DATA	PAGE <u>1</u>
HEIGHT (LAND USE CODE)	PAGE <u>1</u>	GRADING PLAN	PAGE <u>1</u>
LANDSCAPING PLAN	PAGE <u>1</u>	CURB CUTS & WIDTH	PAGE <u>1</u>
ACCESS TYPE & WIDTH	PAGE <u>1</u>	DRAINAGE CONTROL PLAN	PAGE <u>1</u>

LAND USE CONDITIONS (DCLU USE ONLY)

CONDITIONS - AREA

Prior to Issuance of Master Use Permit

1. The applicant shall submit to the Department of Construction and Land Use (DCLU) a signed copy of the shared parking space contract from Key Bank.

During Construction

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. The hours of construction shall be limited to 7:30 a.m. to 6:00 p.m. on non-holiday weekdays.

PRIOR TO COVER APPROVAL

* CONSTRUCTION EXAMINATION
LIMITED TO APRIL 1ST -
OCTOBER 31ST PER SOIL
REPORT RECOMMENDATIONS.

PERMANENT

DCLU INFORMATION (DCLU USE ONLY)

PREVIOUS PERMITS RELATED TO PROJECT: 91-02879
CHANGE OF USE PROPOSED: YES NO
APPLICANT USE INFORMATION CORRECT: YES NO CORRECT BELOW
EXISTING USE: SOFT PROPOSED USE: SOFT
EXISTING USE: SOFT PROPOSED USE: SOFT
EXISTING USE: SOFT PROPOSED USE: SOFT

NUMBER OF DWELLING UNITS: EXISTING 0 DEMOLISHED 0
PROPOSED NEW 12 TOTAL 12
PARKING SPACES EXISTING: 0 ON-SITE 0 OFF-SITE 0
PROPOSED: 0 ON-SITE 12 OFF-SITE 0
OFF-SITE LOCATION(S): 0

THE FOLLOWING DCLU INSPECTIONS ARE REQUIRED

LOCATION -- NEW CONSTRUCTION AND ADDITION ONLY
FOUNDATION -- PRIOR TO POURING ANY FOOTINGS OR CONCRETE WALLS
SUB-FLOOR -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FRAMING -- PRIOR TO INSULATING OR COVERING FRAMING AND CONNECTIONS
INSULATION -- PRIOR TO COVERING INSULATION
MAILING -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FINAL -- PRIOR TO OCCUPANCY OF NEW AREAS, WHEN WORK IS COMPLETE

OTHER INSPECTIONS (TRUSSES, GUTTERS, MASONRY, ETC.) WILL BE IDENTIFIED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS, REQUIRED TO BE PERFORMED BY APPROVED INSPECTORS, ARE IDENTIFIED BELOW.

SPECIAL INSPECTION REQUIRED

BY CITY CERTIFIED SPECIAL INSPECTORS FOR THE FOLLOWING TYPES OF WORK:

SPECIAL INSPECTION (DCLU USE ONLY)

SOILS
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343
ITEMS:
✓ FOUNDATION INSTALLATION AND MONITORING
✓ OBSERVE AND MONITOR EXCAVATION
✓ VERIFY SOIL BEARING (PSI BEARINGS)
✓ SUBSURFACE DRAINAGE PLACEMENT
✓ VERIFY FILL MATERIAL AND COMPACTION
✓ VERIFY CONDITIONS AND PLACEMENT OF DRAINAGE PLACEMENT (WATER CONTROL)
OTHER: PER GEOTECH SOILS REPORT # 91385

REINFORCED CONCRETE
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343

ITEMS:
✓ REINFORCING STEEL AND CONCRETE PLACEMENT
✓ PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
✓ BATCHPLANT INSPECTION
✓ SHOTCRETE
✓ GROUTING

AUGER CAST PILES

STRUCTURAL STEEL
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343

ITEMS:
✓ APPLICATION AND SHIP WELDS
✓ POSITION & FIELD WELDS & BOLTING
OTHER: HOLD DOWNS TO STEEL BEAMS

STRUCTURAL MASONRY
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343

ITEMS:
✓ CONTINUOUS
✓ PERIODIC

OTHER
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343

EXPANSION ANCHOR BOLTS AND THERMO
EXPANSION INSERTS, EPOXY GROUT INSTALL

OTHER
SPECIAL INSPECTOR: OTTO ROSENAN 367-7343

MONITOR ADJACENT BUILDING SETTLE

* NOTE: EXPANSIVE, MOISTURE SENSITIVE SOILS: AVOID NET WEIGHT

CODE ALTERNATES (DCLU USE ONLY)

YES NO ATTACHED NO BELOW NO
1985 SBC

SHOP DRAWINGS

THREE COPIES OF SHOP DRAWINGS AS LISTED BELOW ARE REQUIRED TO BE SUBMITTED TO DEPT. OF CONSTRUCTION AND LAND USE FOR APPROVAL PRIOR TO FABRICATION

1) AUTOMATIC SPRINKLER SYSTEM

PROJECT DATA

200-6 2ND 11A 11A 11A
 700 2ND AVENUE N 00-24
 200-6 2ND 11A 11A 11A
 (60) 400-5000
 200-6 2ND 11A 11A 11A

44-38861-1000
 Rm. 411-1000
 141 20th Ave. N.E.
 Seattle, WA 98105
 (206) 462-0000
 CONTACT: Mr. [illegible]

Handwritten notes at the bottom of the page:

مجلس شورای اسلامی
شماره ۴۵
تاریخ ۱۳۰۲
روزنامه

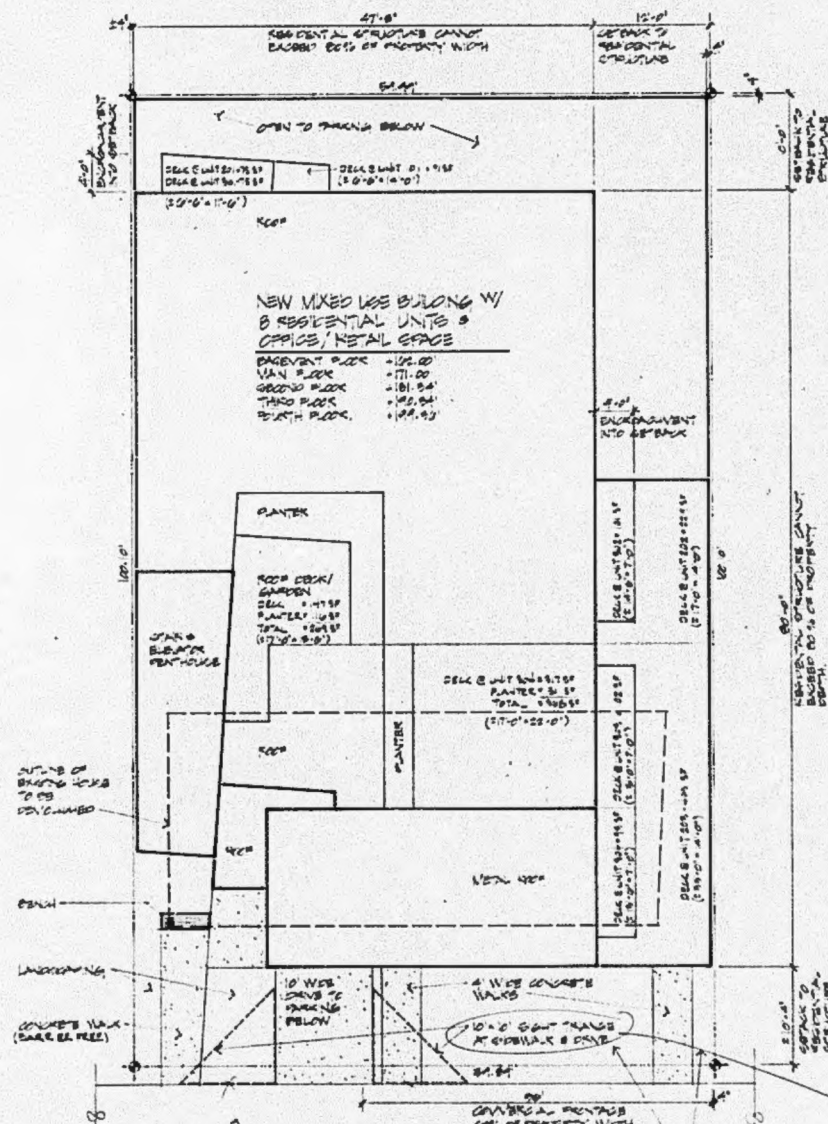
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OPEN SPACE AREA CALCULATIONS

OPEN SPACE INVOLVED

$\frac{1}{V_A}$	$\ln \frac{W_0}{W_t}$	$\frac{1}{W_t} \left(\frac{dW_t}{dt} \right)$
9	$78 = 23 + 68 = 78$	9.0
8	$73 = 5 + 108 = 73$	8.7
4	70	204
0.02	4.4	2.4
0.02	4.4	2.4



GARDENING LOVE
WBS SEATTLE FIELD

LAND USE NOTES

ZONE:	MC 2-40
LOT WIDTH:	88.00'
LOT DEPTH:	100.1'
SHORELANDS:	Met. w/100'

4 STORIES OVER BASEMENT

WIDTH OF RESIDENTIAL LANE
MAXIMUM ALLOWABLE WIDTH
ACTUAL WIDTH

DEPTH OF RESIDENTIAL USE	MAXIMUM ALLOWABLE L	ACTUAL DEPTH
10	10	10
20	20	20
30	30	30
40	40	40
50	50	50
60	60	60
70	70	70
80	80	80
90	90	90
100	100	100
110	110	110
120	120	120
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GROSS BUILDING AREA:
BASEMENT
MAIN FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
TOTAL

GROSS RESIDENTIAL FLOOR
BASEMENT
MAIN FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
TOTAL

COMMERCIAL USE:
MINIMUM ALLOWABLE AREA
Gross Floor Area or 50% of
10% OF GROSS FLOOR
50% OF FOOTPRINT =
AREA OF COMMERCIAL

OPEN SPACE:
REQUIRED

PROVIDED
At Grains
Docks
Roof Gardens
Deck Area
Landscape Area

LANDSCAPING: (See Landscaping)

PARKING:
COMMERCIAL:
COMMERCIAL AREA -
RESIDENTIAL:
REQUIRED:

NOTE: SEPA REQUIREMENTS
FROTHED:

OFF SITE:
TOTAL:

BICYCLE PARKING:
REQUIRED:

PROVIDED:

SEE ATTACHED MAP
FOR MAPS OF LOCATION

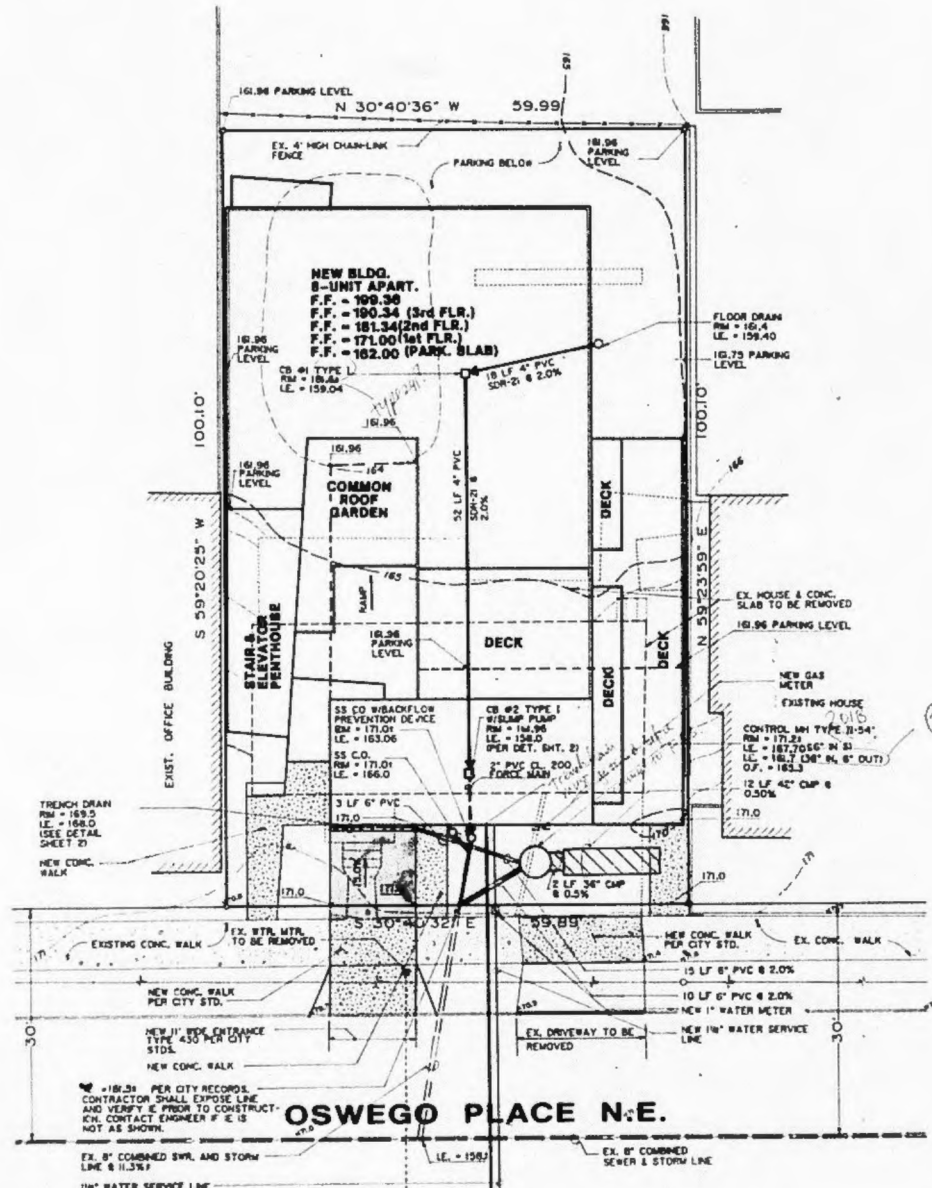
- FND. MON. IN CASE
- SET NEBAR & CAP
RCE LS 29467
- SET, LEAD & TACK
- WATER SPIGOT
- OIL TANK FILL NECK
- POWER POLE
- WATER METER
- △ WATER VALVE

GRADING STORM DRAINAGE & UTILITY PLAN

SCALE: 1" = 10'



1" = 10'



SANITARY SEWER NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SEATTLE SPECIFICATIONS AND THE PERMITS OFFICE OF THE CITY OF SEATTLE.
- ALL PVC PIPE AND FITTINGS SHALL MEET EXTRA STRENGTH REQUIREMENTS OF 2.0 IN. OF THE SEWER SPECIFICATIONS AND SHALL BE 2.0 IN. OR 2.0 IN. OR EQUIVALENT.
- MAXIMUM ALLOWABLE DEFLECTION AT 40 FT SPAN SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S RECOMMENDED DEFLECTION.
- MINIMUM SLOPE FOR 42" SEWER SHALL BE 2 PERCENT.
- ALL 42" SEWER SHALL BE CAPED WITH WATERPROOF FLAG AND SHALL BE MARKED FOR LOCATION WITH 3" X 3" STAINLESS STEEL MARKED WITH 1" WITH DEPTH UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL TRENCHES SHALL BE COMPLETED IN PERCENT 100% DRY BEFORE ANY PIPE IS LAYED. ALL SUPPORTS SHALL BE 18" DIA. RIGID GRAVEL, CLASS IV. DIMENSIONS SHALL BE CONSTRUCTED IN SUFFICIENT HORIZONTAL LAYERS NOT EXCEEDING 3 INCHES IN THICKNESS.
- SEWERS FOR ALL PVC SEWER PIPE SHALL BE CLASS IV WITH MINIMUM OF 4" OVER TOP OF PIPE.
- ALL TRENCHES SHALL BE COMPLETED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
- NEW CONNECTIONS TO EXISTING SEWER LINES SHALL BE SEALED OFF UNTIL UPLIFTMAN CONSTRUCTION IS FINISHED, TESTED, CLEANED AND ACCEPTED. ALL CONNECTIONS JERMS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
- CONTRACTOR SHALL VERIFY LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES AND SUPERSEDES BEFORE TO CONSTRUCTION. ANY OTHERS SHOWN ON THESE PLANS OR NOT. THE EXISTENCE AND APPROXIMATE LOCATIONS OF THESE UTILITIES AND UTILITIES SHALL BE DETERMINED BY REASONABLE AVAILABLE PUBLIC DOCUMENTS, AND THE ACTUAL LOCATIONS MAY BE DIFFERENT. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY EXISTING UTILITIES HAVE BEEN SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE APPROPRIATE UTILITIES SPACED FROM THE CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" FEET SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO CITY OF SEATTLE SEWER UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO COMPLETE TIE-UP BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING SEWER LINES PRIOR TO CONSTRUCTION.
- CLEANOUTS SHALL BE PER APHA STANDARD SHOWN ON EACH SEWER AT THE INCLUDING CONNECTION.
- THE CLEANOUTS SHALL BE INSTALLED AS SHOWN ON EACH SEWER AT THE INCLUDING CONNECTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TELEPHONE COMPANY, THE GAS COMPANY, THE POWER COMPANY AND THE CABLE TV COMPANY PRIOR TO CONSTRUCTION TO AVOID OTHER UTILITIES CAN PREPARE THE NECESSARY PLANS FOR EXTENSION OF THEIR RESPECTIVE UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ACTIVITIES DURING CONSTRUCTION.
- THE SEWER SPACES "STATION" SHOWN ON THESE PLANS ARE DIMENSIONED FROM THE EXISTING SEWER MAINLINE.

WATER NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE SEATTLE WATER DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE OF ALL REQUESTS FOR STAKING, TESTING OR EJECTION.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR EJECTION, REQUIRED AT THE TIME OF STAKING.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR APPROVAL WHERE REQUIRED BY THE SEATTLE SPECIFICATIONS AND FOR VALIDATION FROM THE APPROVED DESIGN. ENGINEER IS TO BE NOTIFIED PRIOR TO ANY FIELD CHANGE.
- CONTRACTOR SHALL INSTALL EQUIPMENT IN ACCORDANCE WITH SEATTLE WATER DEPARTMENT RECOMMENDATIONS AND SEATTLE WATER DEPARTMENT SPECIFICATIONS.
- CONTRACTOR TO FURNISH ALL MATERIALS.
- ALL GATES SHALL BE 18" DIA. OR 18" DIA. OR APPROVED EQUAL.
- ALL GATES SHALL BE 18" DIA. OR 18" DIA. OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING PIPE TYPES AND SIZES FOR COLLISIONS AND CONNECTIONS.
- ALL PIPE SHALL HAVE A MINIMUM 3/4" PORT COVER.
- UNDEVELOPED TO PAY FOR CITY INSPECTION AND PERMIT FEES.
- CONTRACTOR WATER LOCATIONS WITH THE SEATTLE WATER DEPARTMENT.
- NO CHANGES ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY THE SEATTLE WATER DEPARTMENT.
- REFER TO SEATTLE WATER DEPARTMENT SPECIFICATIONS FOR ALL EXISTING NOTES AND DETAILS.
- VALVES SHALL BE BACKFLOWED - NO CONNECTION TO THE MAINLINE SHALL BE MADE. ALL SUPPORTS SHALL BE 18" DIA. RIGID GRAVEL, CLASS IV. DIMENSIONS SHALL BE CONSTRUCTED IN SUFFICIENT HORIZONTAL LAYERS NOT EXCEEDING 3 INCHES IN THICKNESS.
- REINFORCEMENT ANCHORS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN BACKFILL. NO ROCK OR OTHER NON-DESTRUCTIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN THREE INCHES (3") SHALL BE USED IN FILL.



VICINITY

LEGAL D

LOTS 10 & 11, BLK. 1 OF GREENLACE, A. OF RECORDING IN IN KING COUNTY, WASH.

SURVEY

DATUM: CITY OF SEATTLE

REFERENCE:

CHASLED SQUARE, SALE, APPROXIMATE THE NORTH EAST CORNER OF NORTH EAST 1/4

SANITARY SEWER

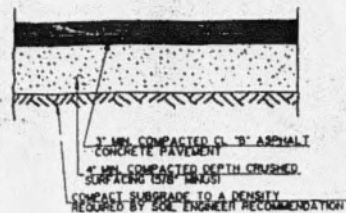
N 30° 42' 41" E. RAVENNA BLVD.

LEGEND:

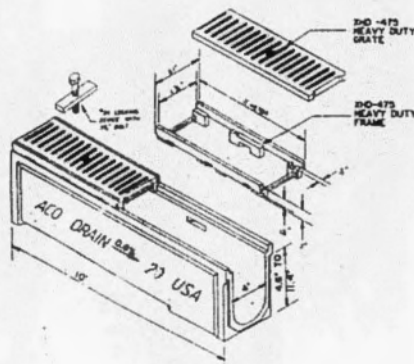
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING OVERHEAD POWER
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING COMBINATION SANITARY & STORM FLOW DIRECTION
- TRENCH DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SANITARY DRAIN
- ASPHALT PAVEMENT
- PROPOSED CONC. WALK
- EXISTING CONC. WALK

STORM DRAIN

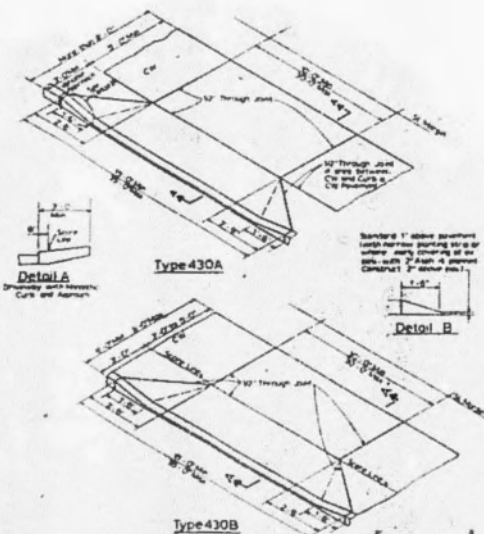
1. All work and materials shall conform to the City of Seattle specifications.
2. Storm drain shall be constructed in accordance with the City of Seattle specifications.
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76. Storm drain shall be constructed in accordance with the City of Seattle specifications.
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98. Storm drain shall be constructed in accordance with the City of Seattle specifications.
99. Storm drain shall be constructed in accordance with the City of Seattle specifications.
100. Storm drain shall be constructed in accordance with the City of Seattle specifications.



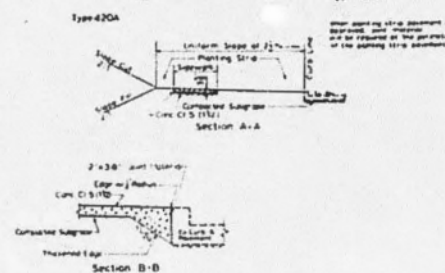
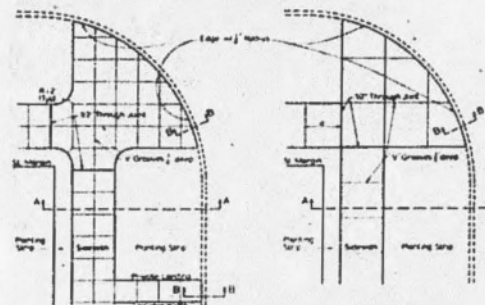
ASPHALT PAVING SECTION (NTS)



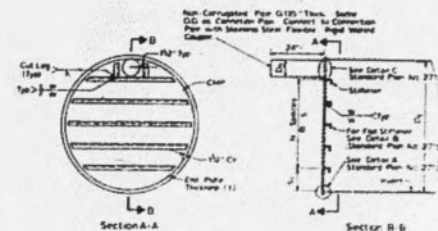
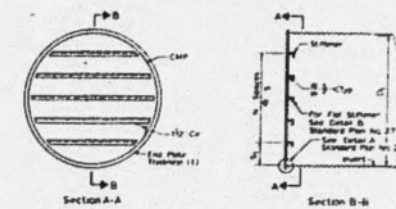
TRENCH DETAIL SECTION A-A (NTS)



1. Complete per M. C. 1150 or C. 1150 at Contractor's option.

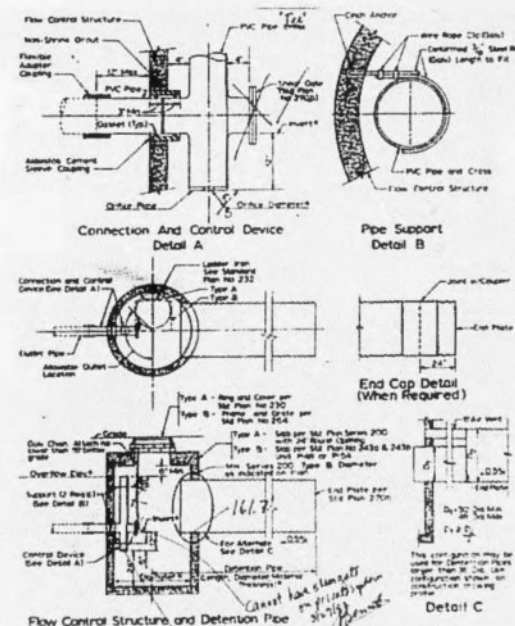


CONCRETE SIDEWALK DETAILS (NTS)

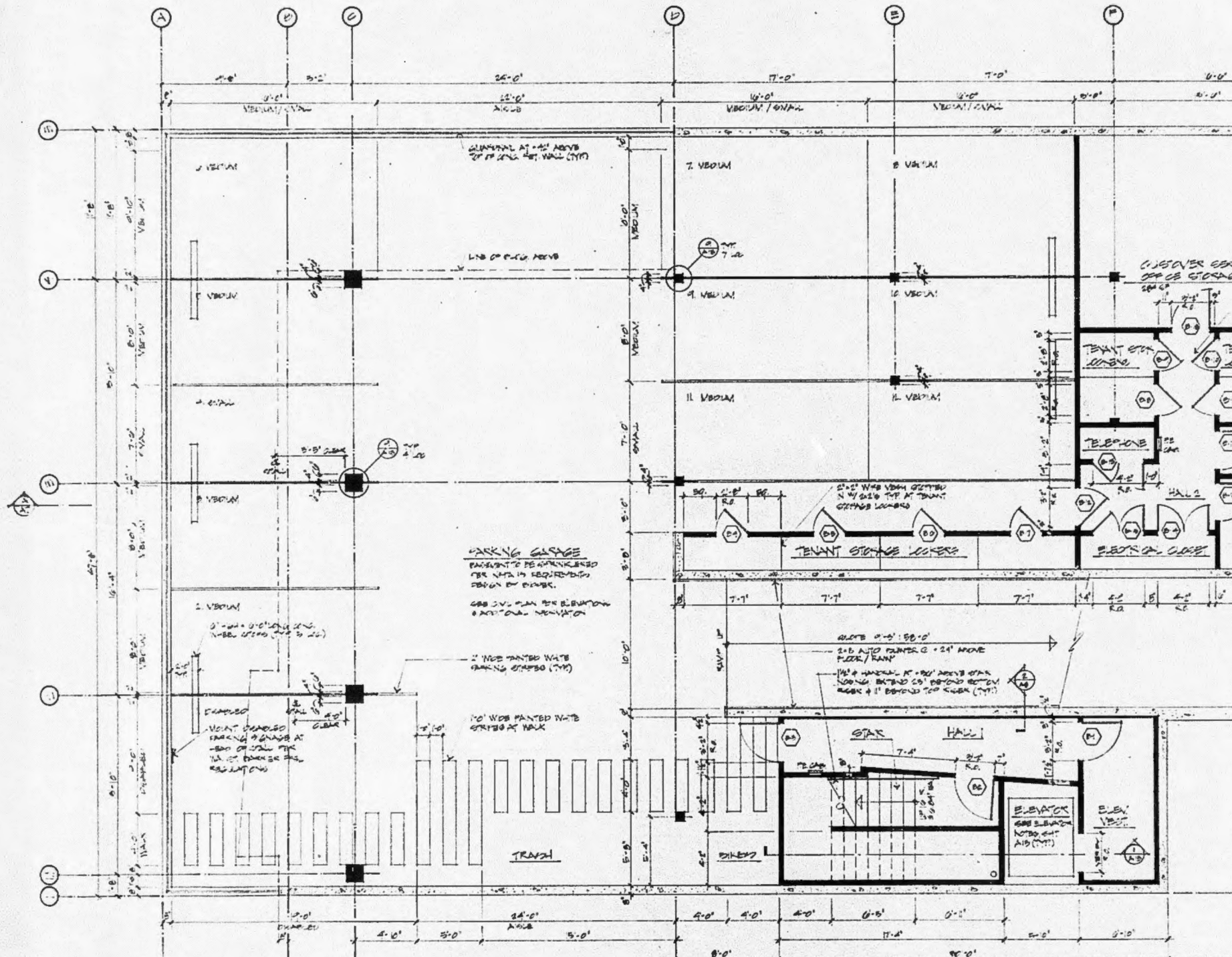


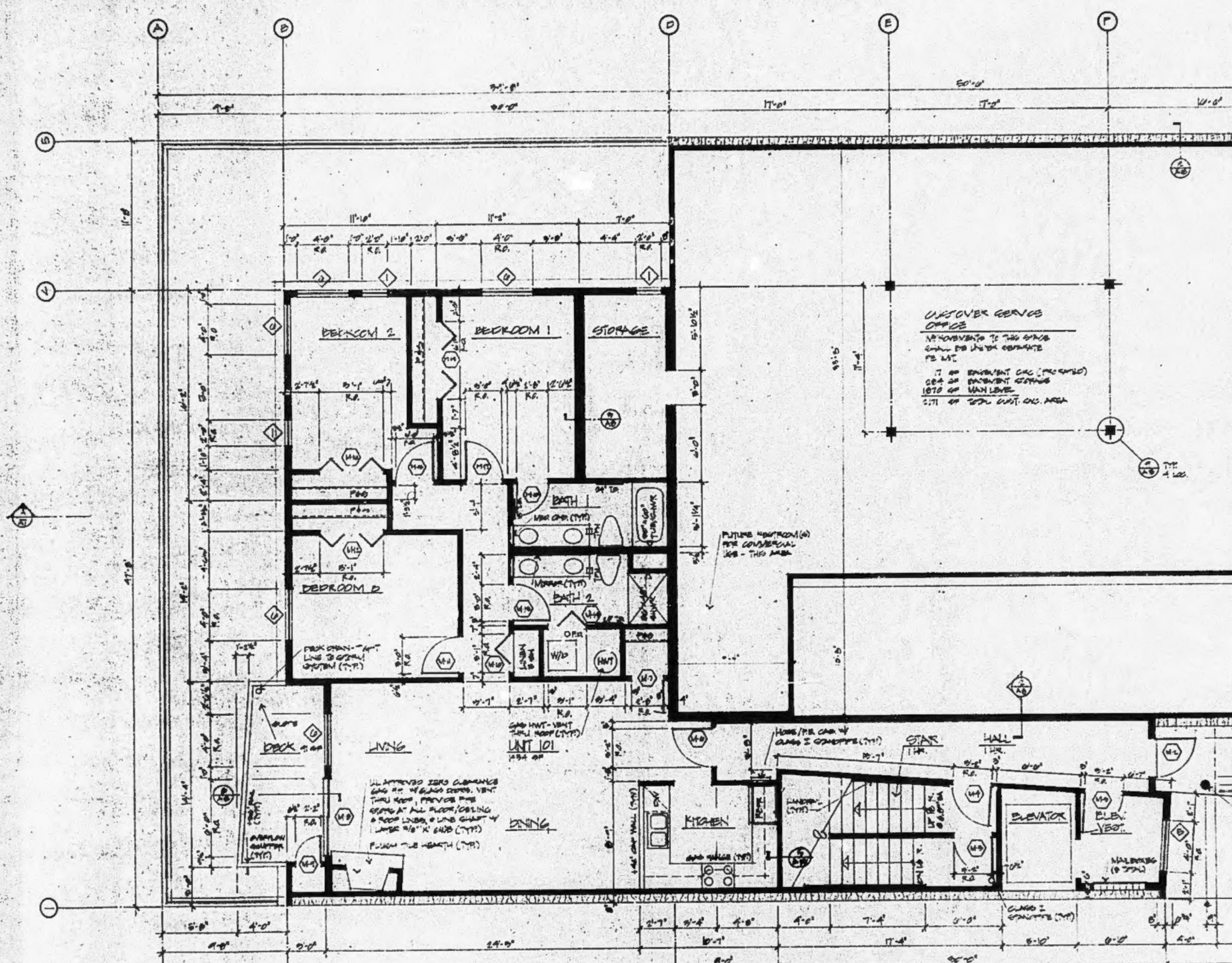
Note: For D, D₁, J, S, S₁, n, S, n values and general notes, see Standard Plan No. 271.

DETENTION STRUCTURE END PLATE DETAILS (NTS)



FLOW CONTROL STRUCTURE DETAIL (NTS)





OVER COVER SERVICE OFFICE

NO MOVEMENT TO THIS SPACE
SEE 1ST FLOOR PLAN FOR DETAILS
SEE 1ST FLOOR PLAN FOR DETAILS

IT IS RECOMMENDED THAT THE
OFFICE BE ENCLOSED WITH
18" OF WALL AND
2" OF FLOOR AND CEILING

PUTTING WORKROOM (W)
FOR COMMERCIAL
JOB - THIS AREA

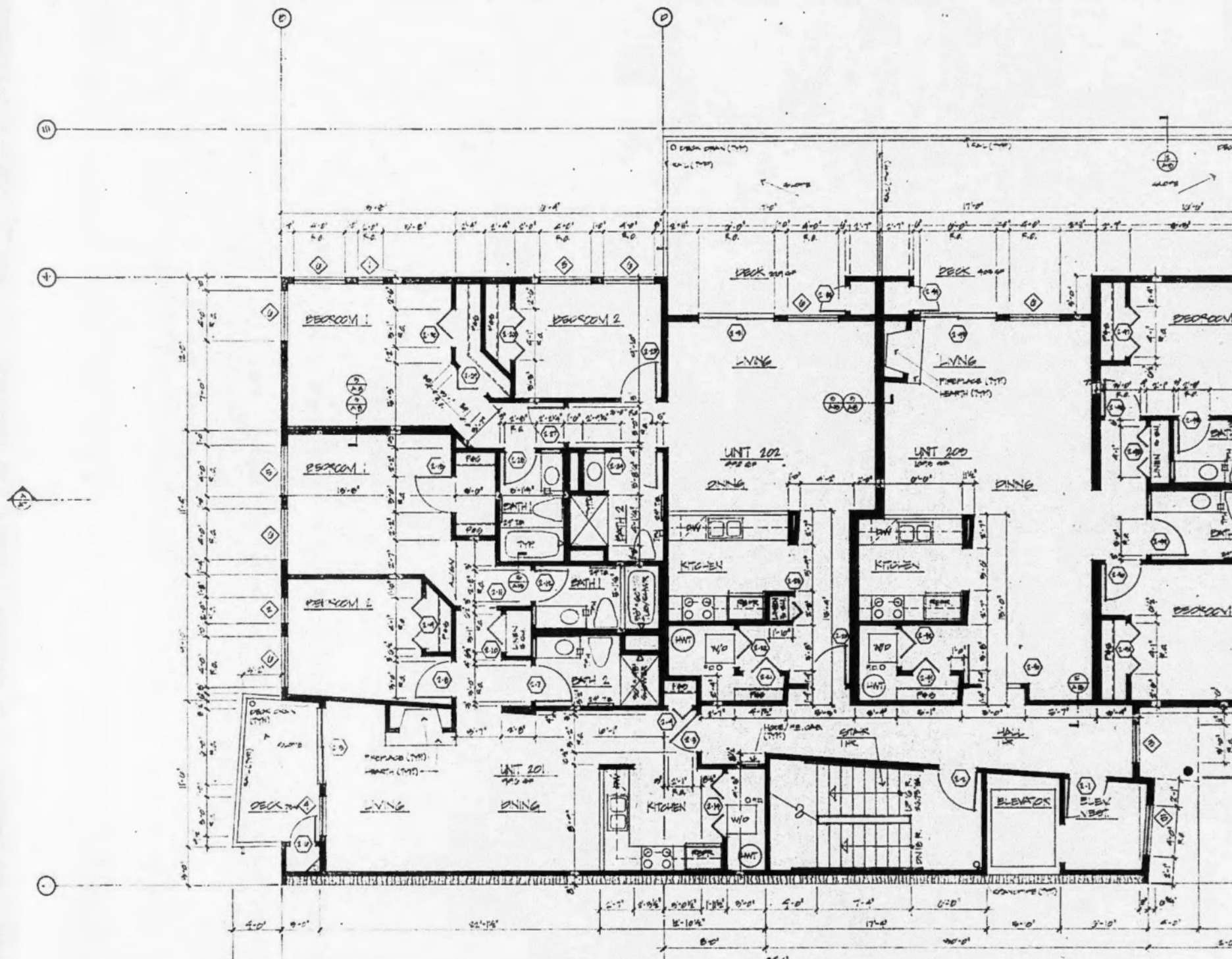
UNIT 101
154 SQ FT

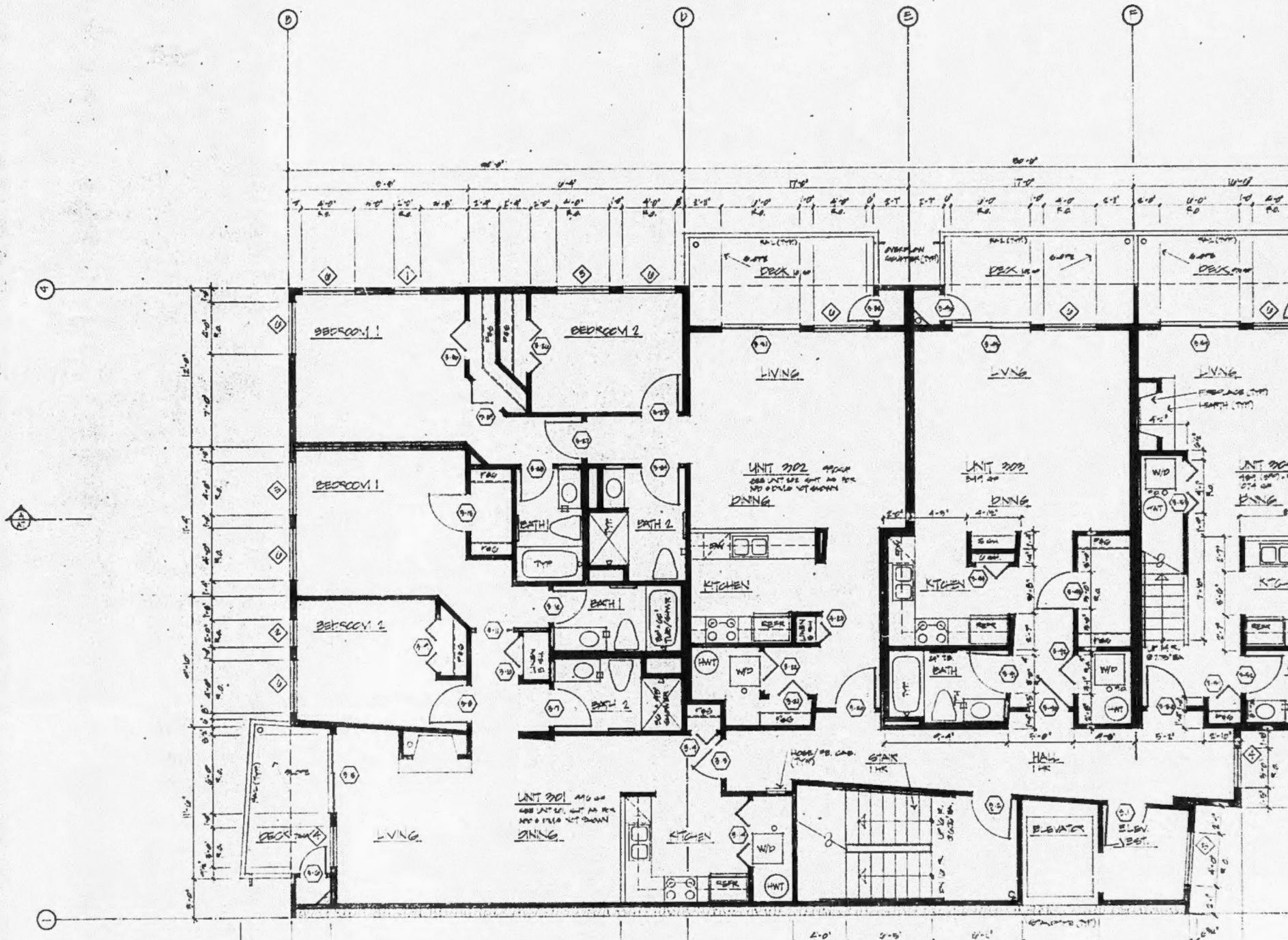
ALL APPROVED ZERO CURBANCE
AND NO. OF GLASS DOORS, VENT
THRU ROOF, PREVIOUS FOR
EXISTING AT ALL FLOORS, EXISTING
A ROOF VENT, 0 LINE CHARTER
UNDER 10" X 64" (TYP)
FLOOR TIE HEAVY (TYP)

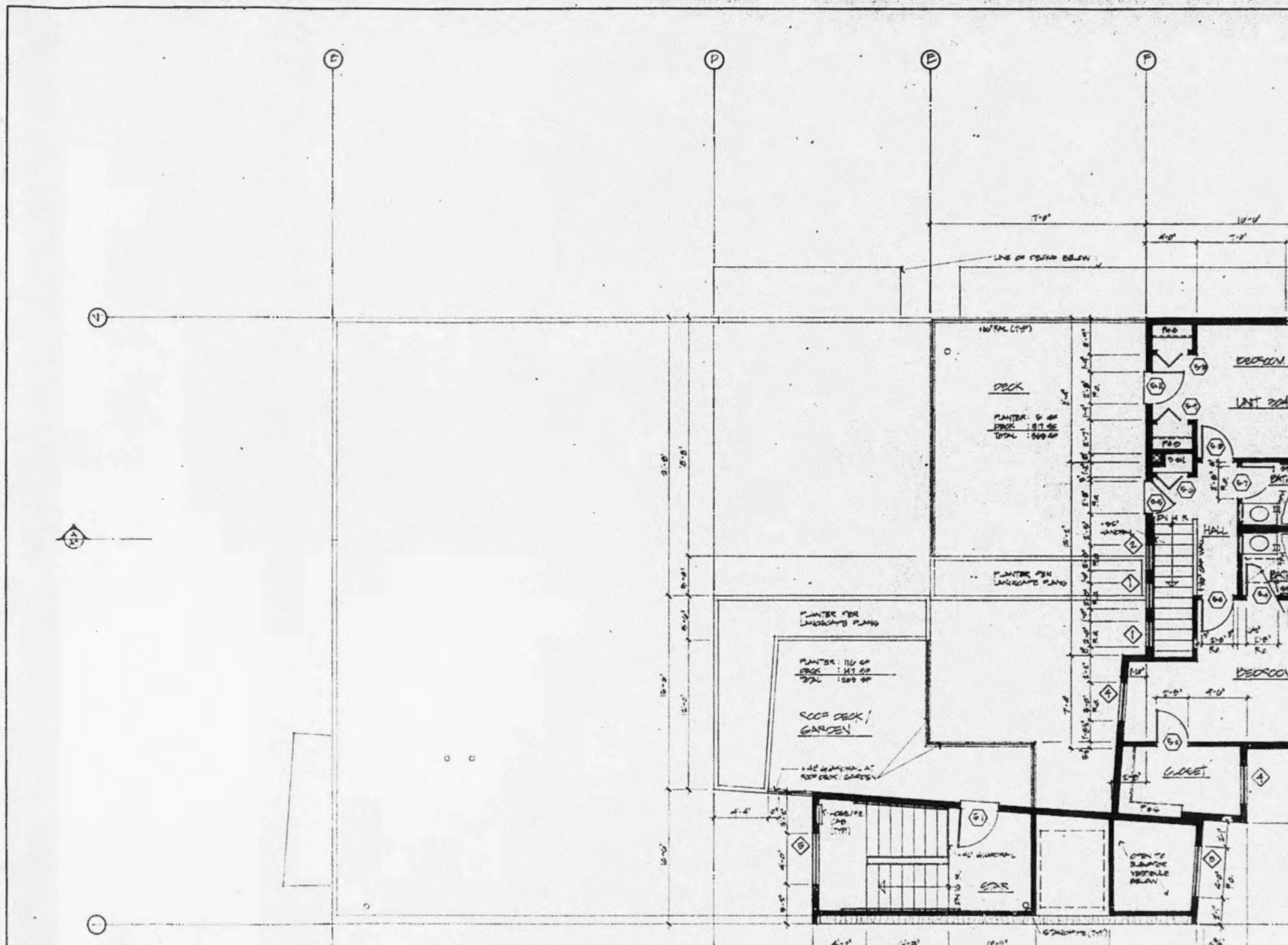
ELEVATOR

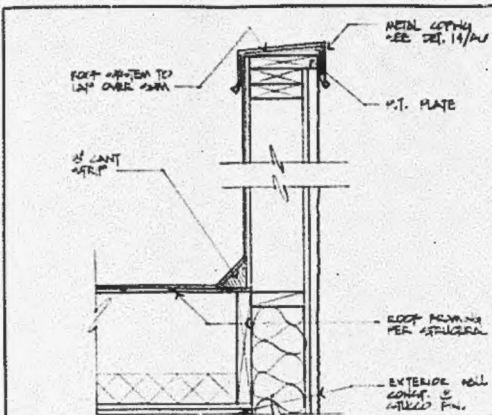
ELEV. VEST.

WALKING (8' DIA)

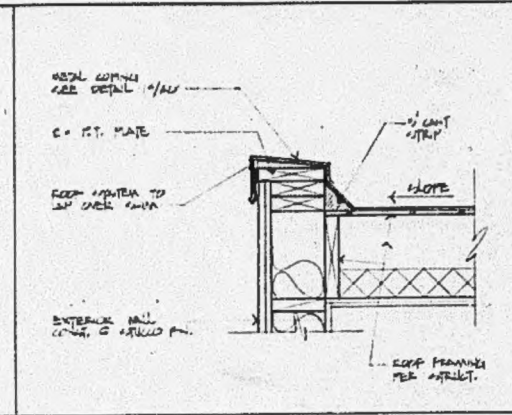




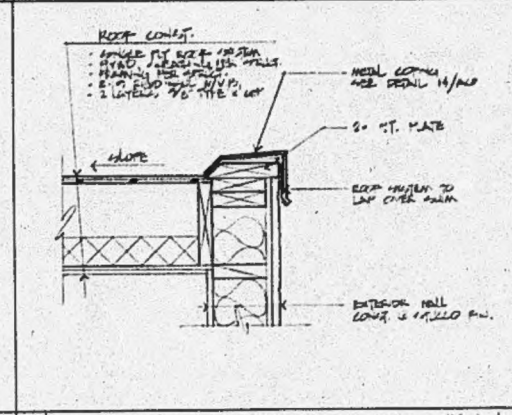




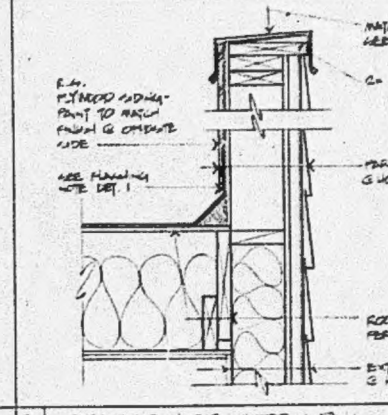
7 PARAPET & INT. ELEV. WALL 1/2" x 1'-0"



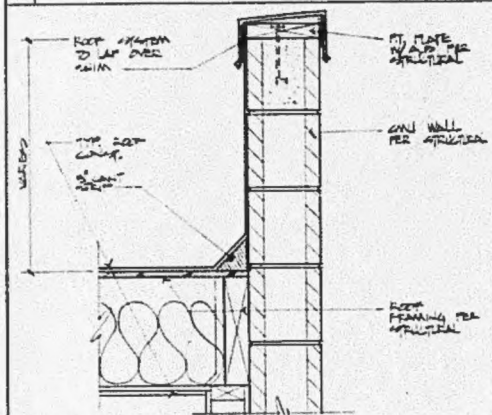
13 INT. WALL COPING 1/2" x 1'-0"



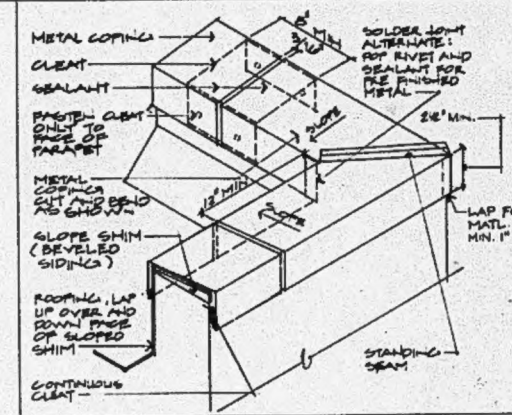
9 EXT. WALL COPING 1/2" x 1'-0"



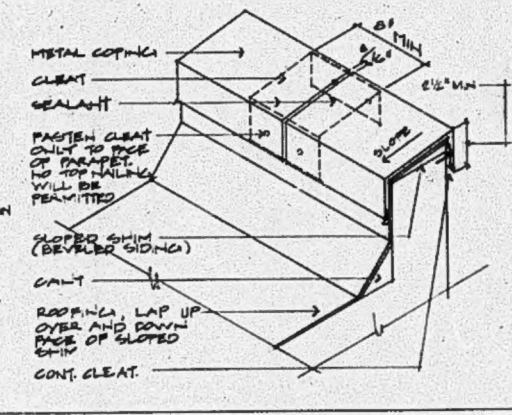
5 PARAPET & EXTER. WOOD COPING 1/2" x 1'-0"



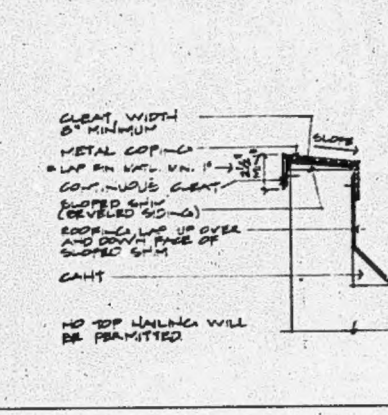
13 PARAPET & CMU WALL 1/2" x 1'-0"



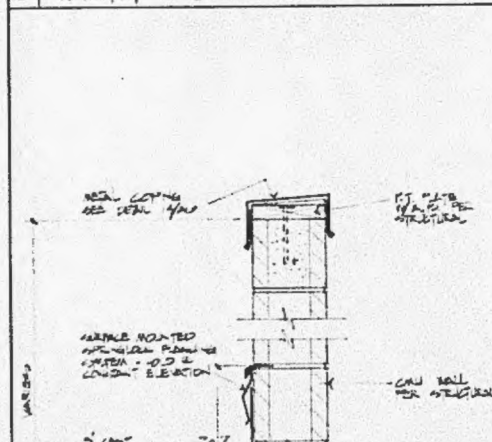
14 COPING NOTES & DETAILS



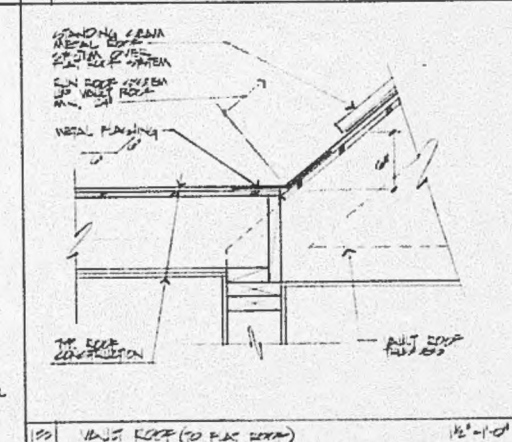
14 COPING NOTES & DETAILS



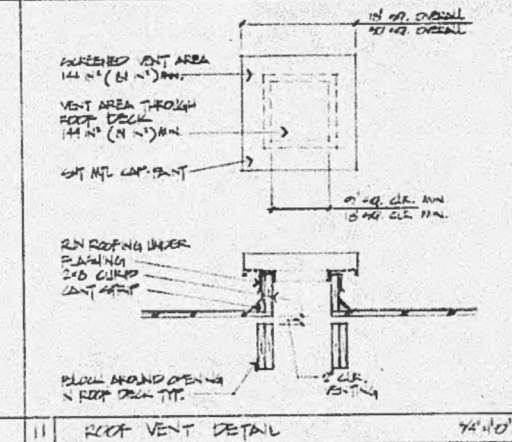
14 COPING NOTES & DETAILS



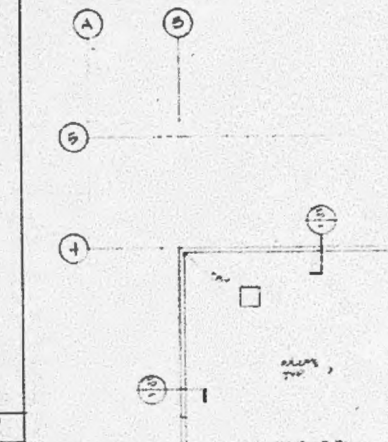
13 PARAPET & CMU WALL 1/2" x 1'-0"



14 COPING NOTES & DETAILS



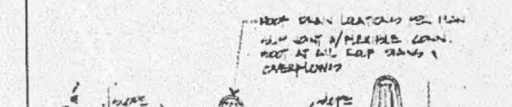
11 ROOF VENT DETAIL 1/2" x 1'-0"



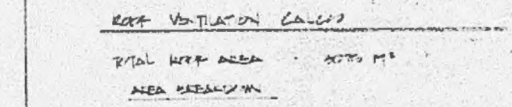
11 ROOF VENT DETAIL 1/2" x 1'-0"



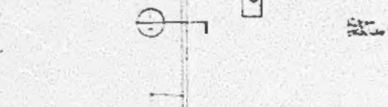
13 PARAPET & CMU WALL 1/2" x 1'-0"



14 COPING NOTES & DETAILS



11 ROOF VENT DETAIL 1/2" x 1'-0"



11 ROOF VENT DETAIL 1/2" x 1'-0"

TYP. ROOF / CEILING (1 HR. CONST.)

- GYPSUM PL. ROOF MEMBRANE - CLASS D
- QUANTITY PER STRIP
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 2 LAYERS 4" GND 'N'

WOOD DECKING ON ROOF

- 1/2" TYP. 20 GAGE
- 2" ST. WOOD ALUMINUM - 6" GAPS
- PROTECT ON EXPOSED PER ROOFING

TYP. SINGLE PARTY WALL (5/8" ST. 1 HR. CONST.)

TYP. DO. PARTY WALL (5/8" ST. 1 HR. CONST.)

UNIT 201

UNIT 202

UNIT 203

UNIT 204

UNIT 201

UNIT 202

UNIT 203

UNIT 101

TYP. FLOOR / CEILING (5/8" ST. 1 HR. CONST.)

- FIN. FLOOR
- 1/2" ST. W. GONG
- VAPOR BARRIER
- QUANTITY PER STRIP
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 1/2" MINERAL WOOL
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 2" GND. WOOD 2 1/2" G.C.
- 4" GND 'N'

CUSTOMER SERVICE OFFICE

FLOOR / CEILING OVER

- FIN. FLOOR
- 1/2" ST. W. GONG
- VAPOR BARRIER
- QUANTITY PER STRIP
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 1/2" MINERAL WOOL
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 2" GND. WOOD 2 1/2" G.C.
- 4" GND 'N'

FLOOR / CEILING OVER PARKING (1 HR. SEPARATION)

- FIN. FLOOR
- 1/2" ST. W. GONG
- VAPOR BARRIER
- QUANTITY PER STRIP
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 1/2" MINERAL WOOL
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 2" GND. WOOD 2 1/2" G.C.
- 4" GND 'N'

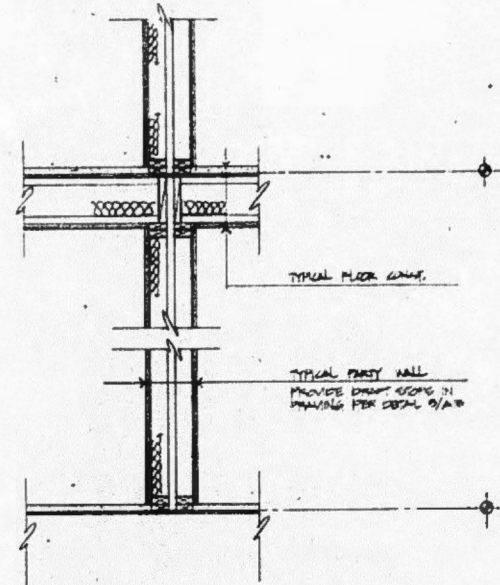
BLVD. 10' 10"
BET. DR. DRIVE
CANY

PARKING

CUSTOMER SERVICE OFFICE

TYP. EXT. WALL AT STUCCO GONG (1 HR. CONST.)

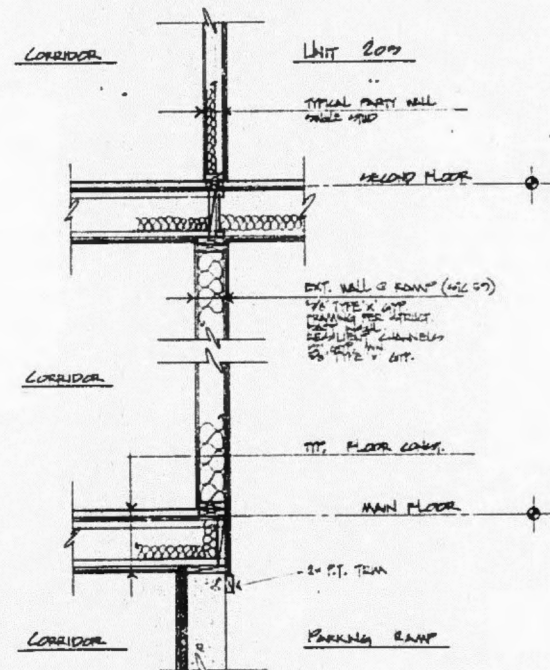
- STUCCO W/ 1/2" FIN. GONG - MIN. 1/2" CON.
- EXTERIOR FINISH - 3/8"
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 1/2" MINERAL WOOL
- 1/2" BATT INSUL. W/ VAPOR BARRIER
- 4" GND 'N'



TYPICAL FLOOR CONG.

TYPICAL PARTY WALL
PROVIDE DRIFT SCOPS IN
DRAWING PER DETAIL 9/A/B

③ PARTY WALL SECTION 3/4"=1'-0"



Unit 200

TYPICAL PARTY WALL
PROVIDE DRIFT

MEZZ FLOOR

EXT. WALL & ROOF (SEE 50)
1/2" TYPE 'X' GYP
BOARDING PER DETAIL
9/A/B
2x TYPE 'X' GYP
BOARDING PER DETAIL
9/A/B

TYP. FLOOR CONG.

MAIN FLOOR

2x P.T. TIE

PARKING RAMP

TYPICAL EXT
WALL

UNIT

UNIT

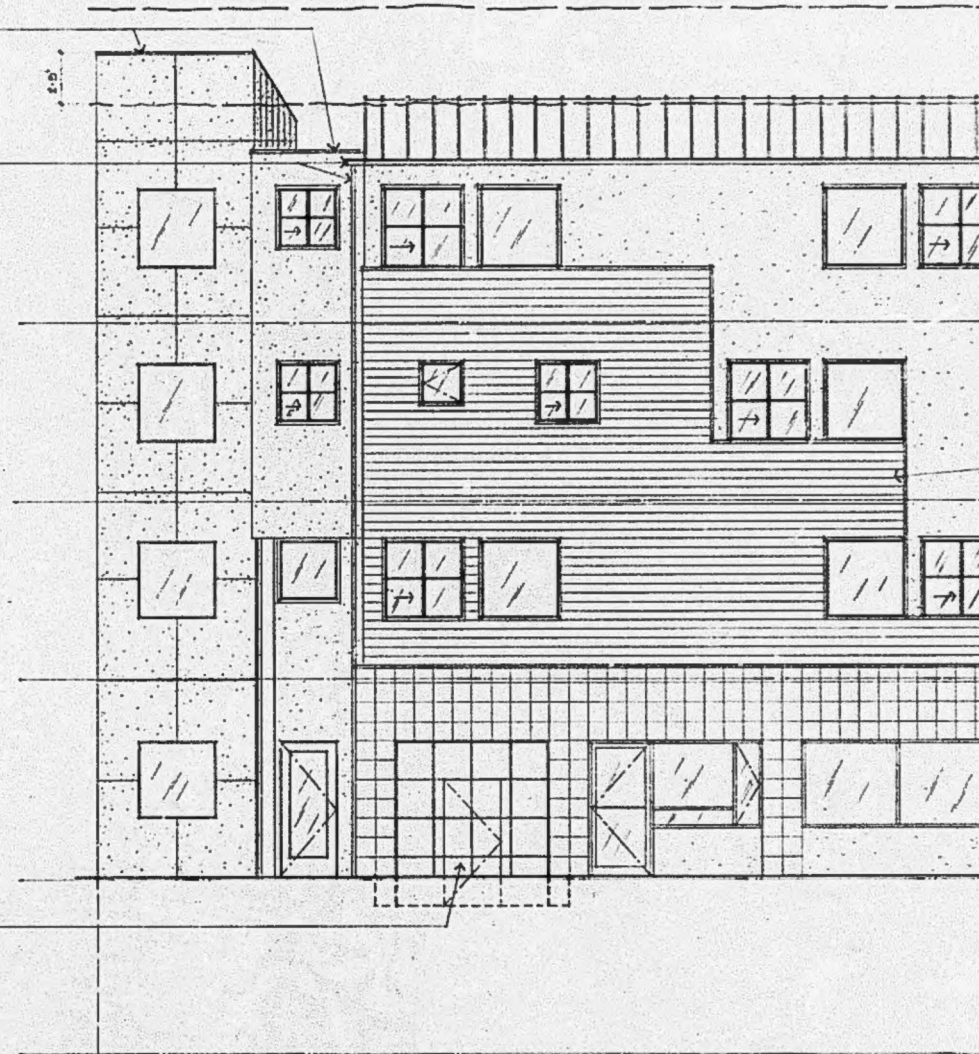
TYPICAL PL
CONSTRUCTION

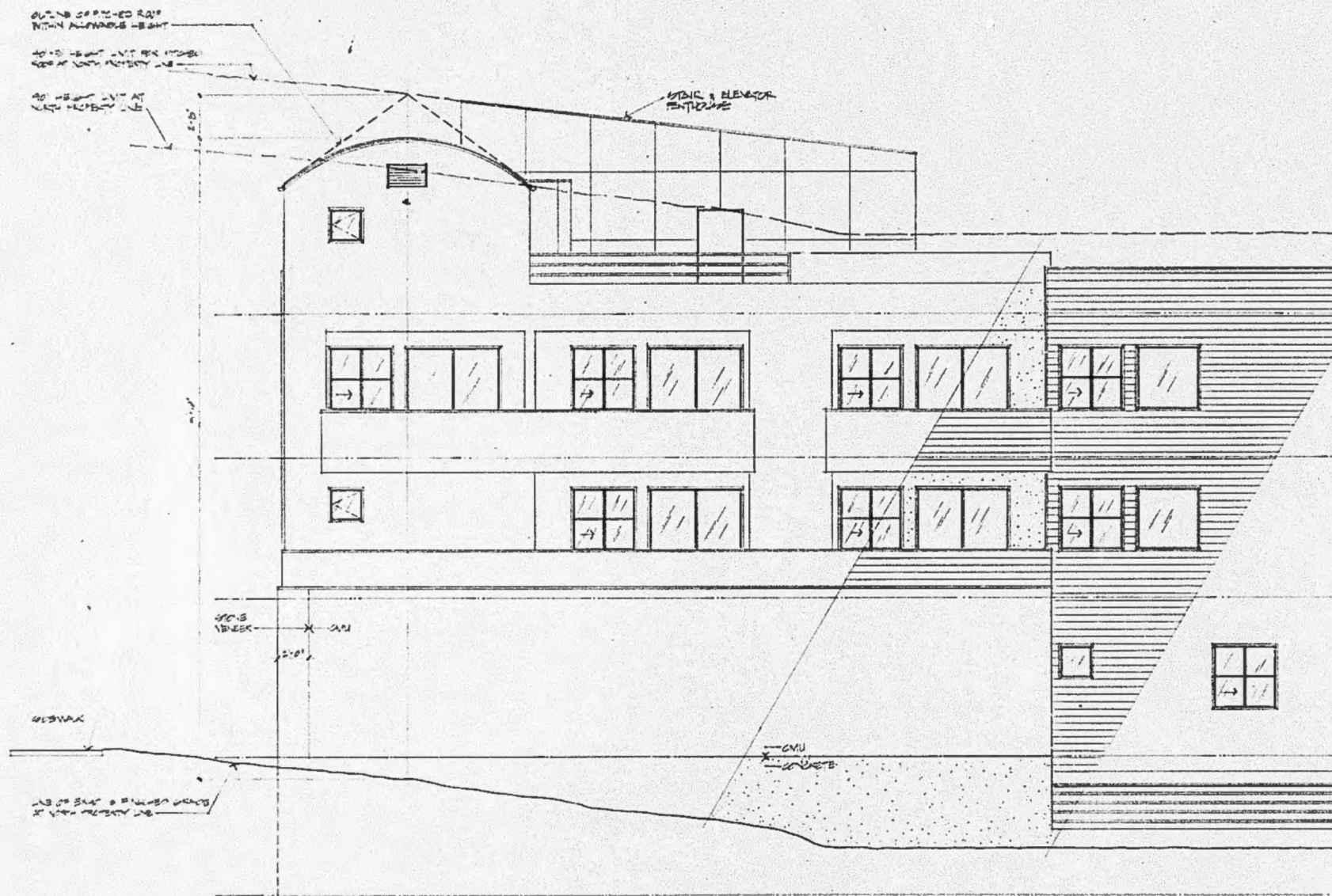
UNIT

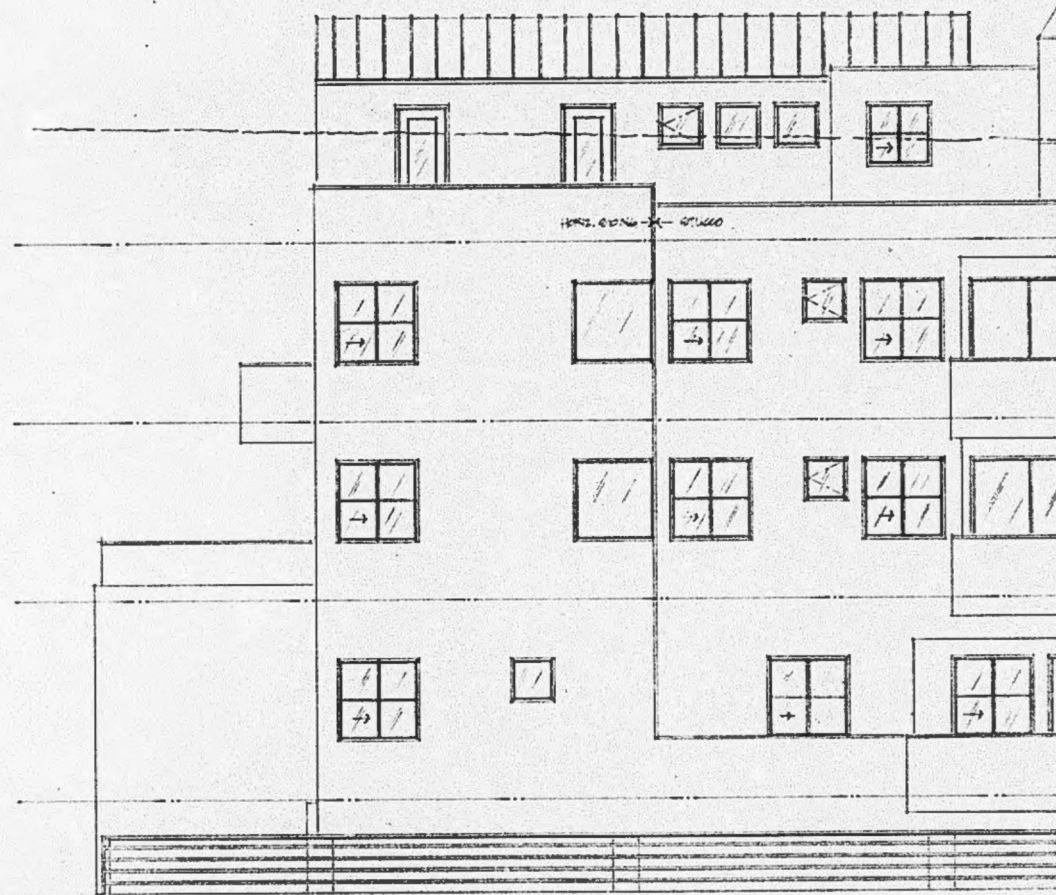
VEAL OFFING - WANT TO MATCH
ADJACENT CLADDING

VEAL CUTTER + DOWNCAST

SECTION JARROB 2200 W/
BORRGO VAN ROOY

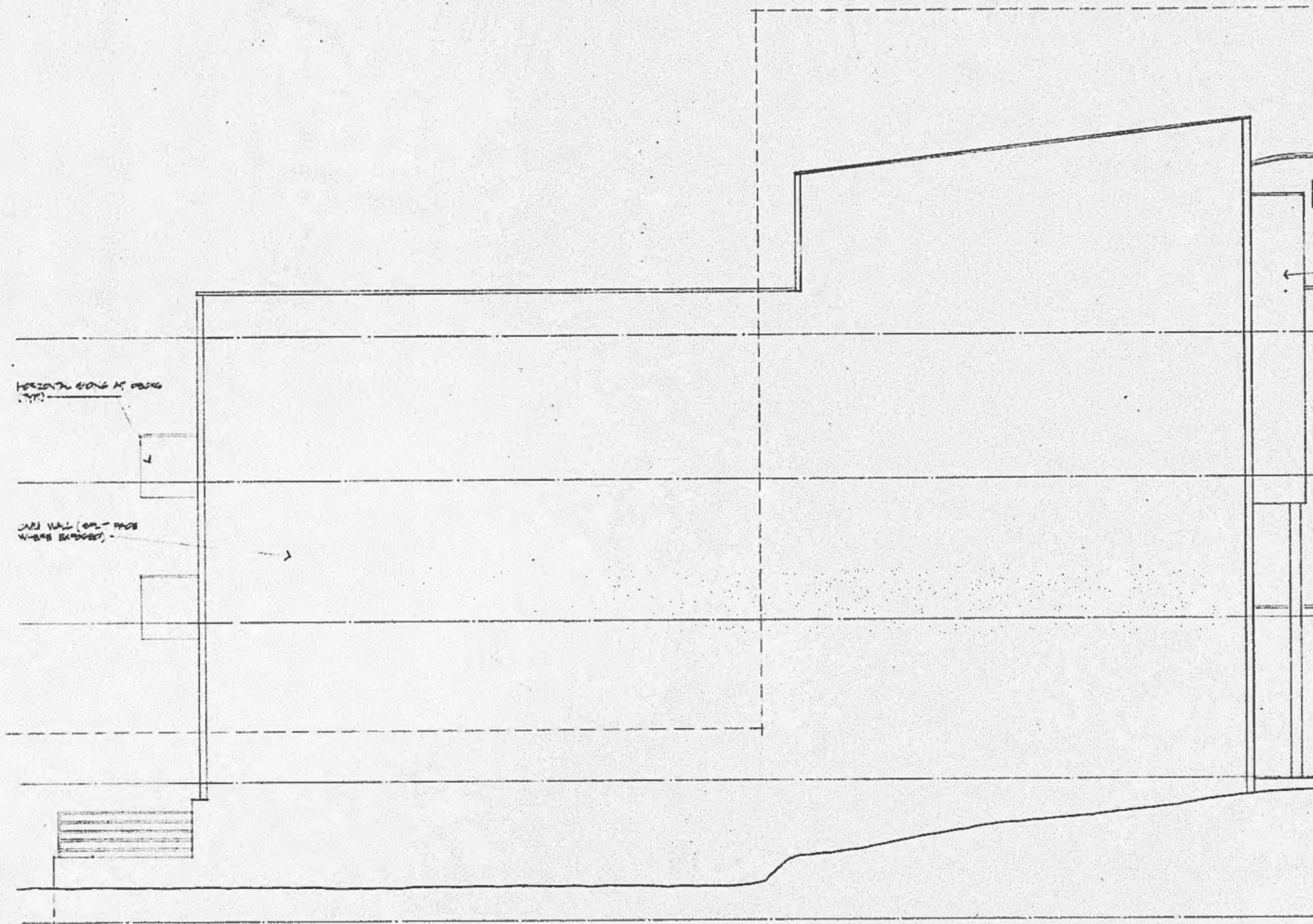






HORIZONTAL SLOPE AT BASE
(1:1)

NEW WALL (ONE - 10' HIGH
W-8'S BARRIERS)



STAIR PRESSURIZATION NOTES:
STAIR ENCLOSURE SHALL BE PRESSURIZED PER 1908 SEC. SECTION 700 (4) D. AS FOLLOWS:

Stair Enclosure

1. Stair enclosures shall be constructed as a smoke barrier system of fire-rated walls, doors, and windows. The walls shall be 1 1/2" thick masonry or concrete. The doors shall be 1 1/2" thick masonry or concrete. The windows shall be 1 1/2" thick masonry or concrete. The doors shall be 1 1/2" thick masonry or concrete. The windows shall be 1 1/2" thick masonry or concrete.

Pressurization equipment and all duct work within the building shall be constructed of steel and shall be protected by automatic fire sprinklers in accordance with the code.

A reliable source of power shall be provided for the smoke detectors and the pressurization equipment. The power source shall be capable of operating the pressurization equipment for at least 90 minutes. The pressurization equipment shall be installed in accordance with the code. The pressurization equipment shall be installed in accordance with the code.

Pressurization air inlets shall be located at the exterior of the building.

EXCEPTION: Inlets may be located within the building provided that they be located not more than 10 feet from the stair opening in the building exterior wall. Inlets shall be protected with automatic fire sprinklers. Inlets shall be protected with automatic fire sprinklers.

ELEVATOR ENCLOSURE NOTES

1. SEC 511503 and 70. Elevator hoistways shall not be vented or pressurized through elevator machine rooms.
2. SEC 511504, and FMS Section 101. Ventilation and pressurization equipment, ducts, etc., cannot be located in elevator machine rooms, hoistways or spaces.
3. ANSI 200.1, 200.1.1. Glass used in or on elevator hoistways and cars must be laminated and meet the requirements of ANSI 200.1.1.
4. Section 51116a. Install approved key return box, keyed to the standard City key-type cylinder cam lock key #38204.
5. Section 51116a. Keys required for the operation of elevator, fire emergency service, the machine room and the mechanical hoistway access key shall be tagged and kept in the key box.
6. Comply with applicable codes.

ELEVATOR NOTES

1. PIPES, DUCTS, CONDUIT, AND/OR EQUIPMENT NOT USED FOR THE OPERATION OF THE ELEVATOR ARE PROHIBITED IN THE EQUIPMENT ROOM AND HOISTWAY. SEE SECTION 101 AND 102 A17.1 ANSL. MAINTAIN ALL WORKING CLEARANCE REQUIRED BY SEATTLE ELEVATOR CODE SECTION 51125a.
2. WATERPROOF ELEVATOR PIT AS NECESSARY TO PREVENT ENTRY OF GROUND WATER AND PROVIDE A DRY PIT. SEE SECTION 100.2c, A17.1 ANSL.
3. PROVIDE PIT LADDER. SEE SECTION 100.14 AND 5-5111 (13) ANSL.
4. PROVIDE EQUIPMENT ROOM VENTILATION. SEE SECTION 101.29 ANSL.
5. COMPLY WITH SEISMIC REQUIREMENTS. SEE SECTION 51112a) ANSL.
6. PROVIDE 7'-0" CLEAR HEADROOM IN EQUIPMENT ROOM. SEE SECTION 101.4 ANSL.
7. PROVIDE HANDICAP REQUIREMENTS FOR ELEVATOR.
8. FINISH ALL JAMBS AND HEADERS TO RETAIN FIRE RATING OF HOISTWAY. FINISH WALLS TO JAMBS AND HEADERS INSIDE HOISTWAY AS WELL AS IN VESTIBULE. PROVIDE LABELED ENTRANCE ASSEMBLIES INSTALLED AS TESTED.
9. ANSI 211.6a)2. PROVIDE MEANS OF 2-WAY COMMUNICATION BETWEEN THE ELEVATOR AND A READILY ACCESSIBLE POINT (BLDG. ENTRANCE LOBBY) OUTSIDE THE HOISTWAY.
10. ANSI 211.10b). THIS STRUCTURE IS CONSIDERED

STAIR CASE LADDER
- OUT OF ROOF PLAN

ONE LATER 5/8" X 200
OUT EA SIDE OVER 24" X
3/16" R.C. (TYP)

TYPICAL LANDING

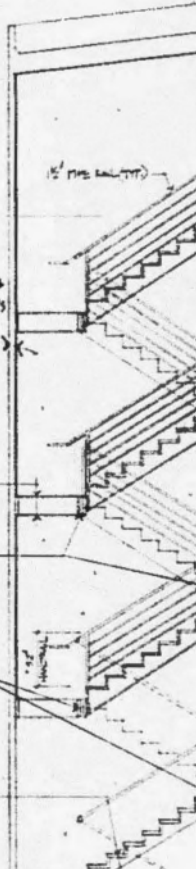
• LANDING FOR STAIRS
• 1/2" R.C. (TYP)
• 1/2" R.C. (TYP)
• 1/2" R.C. (TYP)

(5) 2x4x8 W/ 1/2" R.C. (TYP)
AT TOP AND BOTTOM
END

PROVIDE 1/2" R.C. (TYP)
AT TOP AND BOTTOM
END

TYPICAL STAIR

• 1/2" R.C. (TYP)
• 1/2" R.C. (TYP)
• 1/2" R.C. (TYP)
• 1/2" R.C. (TYP)



GENERAL STRUCTURAL NOTES:

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE UNIFORM BUILDING CODE (1980 EDITION), AND SEATTLE BUILDING CODE MODIFICATIONS TO THE UNIFORM BUILDING CODE.

DESIGN LOADING CRITERIA

ROOF LIVE LOAD	25 PSF
ROOF LIVE LOAD (TENANT ACCESSIBLE)	60 PSF
ROOF LIVE LOAD (PUBLIC ACCESSIBLE)	100 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)	60 PSF
FLOOR LIVE LOAD (RETAIL)	75 PSF
BALCONY RAILS	20 PLF
MECHANICAL UNITS	WEIGHTS FURNISHED BY MANUFACTURER
WIND	80 MPH, EXPOSURE "B"
EARTHQUAKE	ZONE 3, $P_v = 8$
SEE PLANS FOR ADDITIONAL LOADING CRITERIA	

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS OUTLINES ONLY AND MUST BE VERIFIED.

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

- SHOP DRAWINGS FOR REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION), STRUCTURAL STEEL, GLUED LAMINATED MEMBERS, CONNECTOR PLATE WOOD ROOF TRUSSES PLYWOOD WEB JOISTS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. ALL SHOP DRAWINGS (EXCEPT REINFORCING STEEL, STRUCTURAL STEEL AND GLUED LAMINATED MEMBERS) SHALL ALSO BE SUBMITTED TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE. SUBMITTAL SHALL CONSIST OF THREE COPIES WITH WRITTEN INDICATION OF REVIEW BY ENGINEER PRIOR TO FABRICATION.

- SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY, REPRODUCIBLE WILL BE MARKED AND RETURNED.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, THAT HE DEMONSTRATES HIS UNDERSTANDING BY INDICATING WHICH MATERIAL HE INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS HE INTENDS TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

- INSPECTION: CONCRETE CONSTRUCTION, MASONRY CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING), EXPANSION BOLTS AND THREADED EXPANSION UNITS, EPOXY GROUTED INSTALLATIONS, AND AUGERCAST PILE INSTALLATION, SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 306 OF THE SEATTLE BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

GEOTECHNICAL

- FOUNDATION NOTES: SURFACE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

LATERAL EARTH PRESSURE (RESTRAINED/LAURESTRAINED) (40 PSF + 100 PSF)/40 PSF
PILE CAPACITY (COMPRESSION/LATERAL) $70^2 / 0.5^2$

SOILS REPORT REFERENCE: * GEOTECHNICAL ENGINEERING STUDY, PROPOSED APARTMENT BUILDING, 6823 OSWEGO PLACE NE, SEATTLE WA* BY GEOTECH CONSULTANTS, INC. DATED JANUARY 20, 1992. / J.N. 91305

- AUGERCAST PILING INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED DURING PLACEMENT. MAXIMUM AUGERCAST PILE ECCENTRICITY SHALL BE 3" LATERALLY. LENGTH OF PILES SHALL BE DETERMINED IN FIELD BY SOILS ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILES.

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH USC SECTION 2604 AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTHS (F _c)	MAXIMUM SLUMP	MINIMUM CEMENT CONTENT PER CUBIC YARD
A. SLABS ON GRADE TOPPING SLABS	3,000 PSI	5"	5-1/2 SACKS
B. ALL STRUCTURAL CONCRETE EXCEPT WALLS	4,000 PSI	4"	6-1/2 SACKS

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $f_y = 60,000$ PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, $f_y = 40,000$ PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, $f_y = 60,000$ PSI.

- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-80 AND 318-83. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS (60 BAR DIAMETERS FOR #6 & LARGER) OR 7'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 7'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIZES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNIFORM SURFACES, EARTH FACE	5"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER (8 BARS OR LARGER)	7"
(5 BARS OR SMALLER)	1 1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

- EXPANSION BOLTS INTO CONCRETE SHALL BE WITH BOLT IF, THREADED EXPANSION INSERTS INTO CONCRETE OR MASONRY UNITS SHALL BE SLEEVE ANCHORS AND EPOXY GROUTED INSERTS SHALL BE WITH ANCHORS WITH HEAR ADHESIVE, ALL AS MANUFACTURED BY HELIX CORP. OR APPROVED EQUAL. INSISTANCE WITH THE MANUFACTURER'S RECOMMENDATIONS INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. INSERTS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT AND INSERT INSTALLATION.

- DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE STANDARD VELOCITY TYPE AS MANUFACTURED BY HELIX FASTENING SYSTEMS OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

MASONRY

- CONCRETE MASONRY UNIT WALLS SHALL BE CONSTRUCTED OF GRADE N, TYPE I UNITS, CONFORMING TO ASTM C90, LAID IN A RUNNING BOND. MORTAR SHALL BE TYPE "S" PER TABLE 2A-A OF THE UBC. GROUT SHALL CONFORM TO UBC REQUIREMENTS AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS, DESIGN $f_m = 1,500$ PSI. STRENGTH SHALL BE VERIFIED BY PRISM TESTING IN ACCORDANCE WITH UBC SECTION 2408b, OR MASONRY UNITS SHALL BE CHOSEN IN ACCORDANCE WITH UBC TABLE 2A-C.

UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING REINFORCEMENT:

5" WALLS $f_y \geq 48^{\circ}$ VERT. (2) $f_y \geq 48^{\circ}$ HORIZ.

IN ADDITION, PROVIDE (1) f_y VERT. AT EACH SIDE OF OPENINGS, AT WALL CORNERS AND INTERSECTIONS AND AT FREE ENDS OF WALLS AND (2) f_y HORIZ. AT ELEVATED FLOOR AND ROOF LEVELS, AT TOPS OF WALLS AND ABOVE AND BELOW ALL OPENINGS. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAMS. EXTEND REINFORCEMENT AROUND OPENINGS 2'-0" BEYOND FACE OF OPENING. IF 2'-0" IS UNAVAILABLE EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE CORNER BARS TO LAP HORIZONTAL REINFORCEMENT AT CORNERS AND INTERSECTIONS.

FILL ALL CELLS CONTAINING REINFORCEMENT OR EMBEDDED ITEMS AND ALL CELLS BELOW GRADE WITH GROUT. PROVIDE CLEANOUT HOLES AT BOTTOM OF ALL CELLS CONTAINING REINFORCEMENT.

STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

- STRUCTURAL STEEL, INCLUDING PLATES AND ROLLED SHAPES, SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. STEEL PIPE SHALL CONFORM TO ASTM A-33, TYPE E OR S, GRADE B, $F_y = 35$ KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, $F_y = 46$ KSI. ANCHOR BOLTS SHALL CONFORM TO ASTM A307. STEEL-TO-STEEL BEAM CONNECTIONS SHALL BE MADE WITH ASTM A325 BOLTS.

- ALL A-325 CONNECTION BOLTS SHALL BE APPROVED SELF-LOAD INDICATING TYPES (SUCH AS BETHLEHEM LOAD INDICATOR BOLTS, LOWE TENSION CONTROL BOLTS, ETC.) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

- ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

- DEFORMED BAR ANCHORS SHALL BE TYPE D2L ANCHORS BY NELSON STUD WELDING DIVISION, TRW ASSEMBLIES AND FASTENERS GROUP OR EQUIVALENT. ANCHORS SHALL BE MADE FROM COLD ROLLED, DEFORMED STEEL CONFORMING TO ASTM A-496.

WOOD

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2 X MEMBERS)	HEM-FIR NO. 1 OR DOUGLAS FIR NO. 2 MINIMUM BASIC DESIGN STRESS, $F_b = 1,200$ PSI
(3 X AND 4 X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, $F_b = 1,500$ PSI
BEAMS AND STRINGERS	DOUGLAS FIR NO. 1

- PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE ARCHITECT AND STRUCTURAL ENGINEER. SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF THE ARCHITECT AND STRUCTURAL ENGINEER. DESIGN SHALL BE IN ACCORDANCE WITH THE DESIGN SHOWN ON CH. PLANS IS BASED ON JOISTS MANUFACTURED BY THE ARCHITECT AND STRUCTURAL ENGINEER. MANUFACTURERS MAY BE SUBJECT TO REVIEW HANDERS AND OTHER HARDWARE MAY BE SUBSTITUTED GREATER LOAD CAPACITIES. ALL JOIST HANDERS ARE PROVIDED.

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SPECIFICATION FOR METAL PLATE CONNECTED WOOD CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE IN ACCORDANCE WITH THE DESIGN SHOWN ON CH. PLANS IS BASED ON JOISTS MANUFACTURED BY THE ARCHITECT AND STRUCTURAL ENGINEER. MANUFACTURERS MAY BE SUBJECT TO REVIEW HANDERS AND OTHER HARDWARE MAY BE SUBSTITUTED GREATER LOAD CAPACITIES. ALL JOIST HANDERS ARE PROVIDED.

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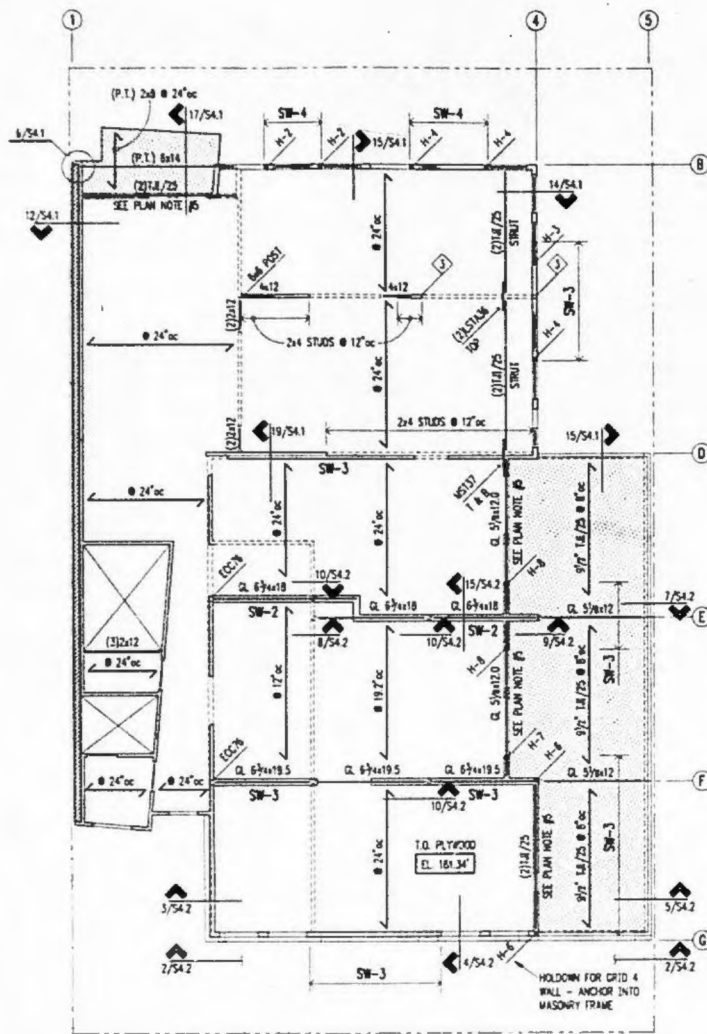
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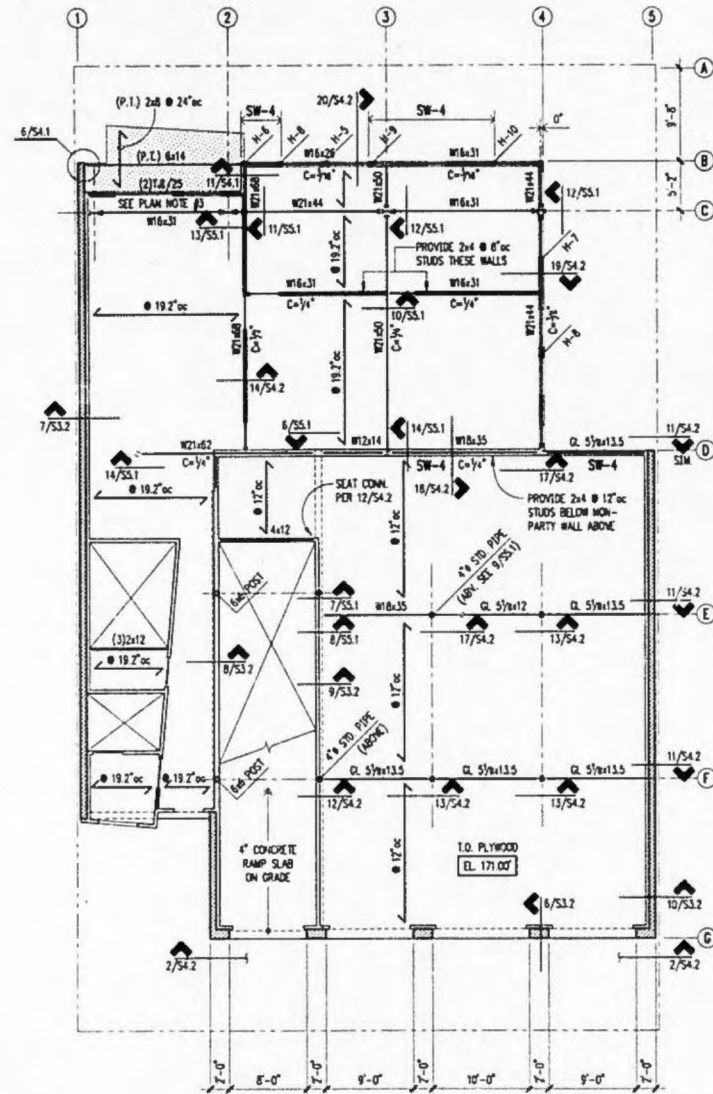


SECOND FLOOR FRAMING PLAN

1. FLOOR SHALL CONSIST OF 1 1/2" LIGHT WEIGHT CONCRETE TOPPING OVER 3/4" CDX PLYWOOD SHEATHING (P.I. 48/74) OVER 1/4" 1/8" (U.O.M.) @ SPACING INDICATED ON PLAN.

2. FLOOR SHEATHING NAILING SHALL BE AS FOLLOWS:

TYPICAL U.O.M.: NAIL W/ 10d @ 6"oc TO ALL PANEL EDGES, SHEAR WALLS, LEDGERS AND 2x4 BLOCKING (FLAT) NAIL W/ 10d @ 10"oc TO ALL INTERMEDIATE FRAMING MEMBERS

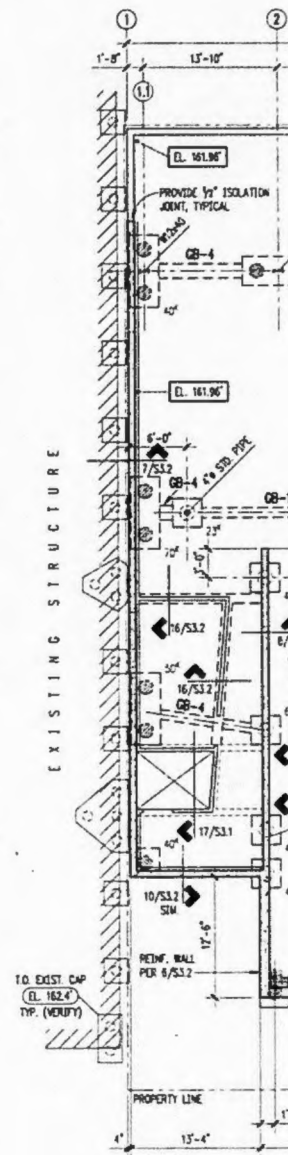


MAIN FLOOR FRAMING PLAN

1. FLOOR SHALL CONSIST OF 1 1/2" LIGHT WEIGHT CONCRETE TOPPING OVER 3/4" CDX PLYWOOD SHEATHING (P.I. 48/74) OVER 1/4" 1/8" (U.O.M.) @ SPACING INDICATED ON PLAN.

2. FLOOR SHEATHING NAILING FROM GRID 1 TO GRID 5 SHALL BE AS FOLLOWS:

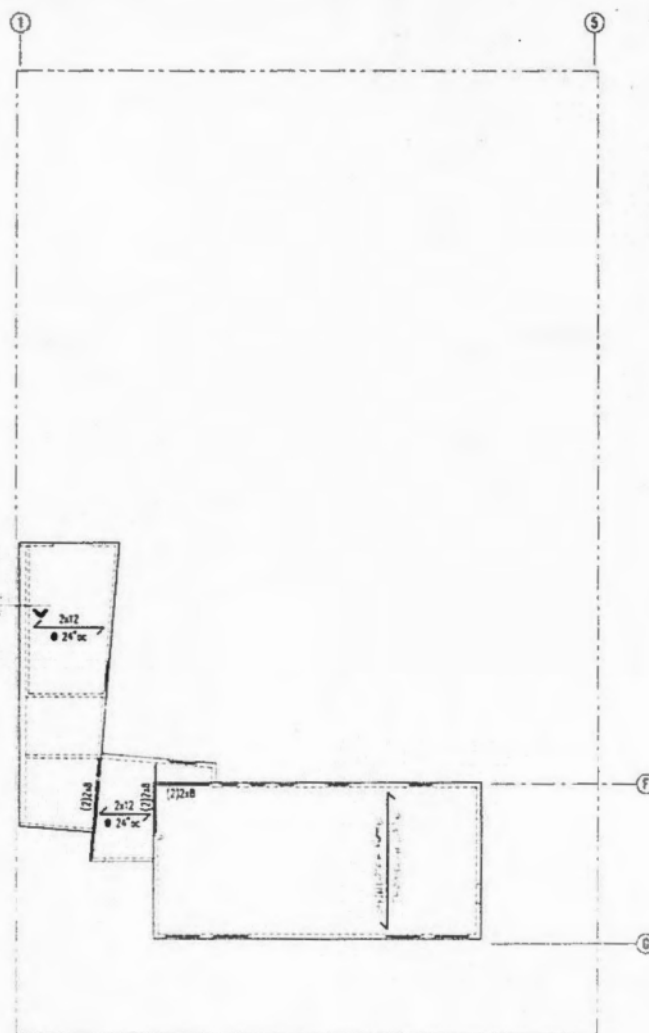
GRID B TO GRID D: NAIL W/ 10d @ 2 1/2"oc (STAGGER) TO STEEL BEAM PLATES AND TO 3x4 BLOCKING (FLAT) NAIL W/ 10d @ 3 1/2"oc TO T.E. SUPPORTS AT PANEL EDGES (STAGGER)



FOUNDATION/B

1. SLAB-ON-GRADE SHALL HAVE AT SLAB CENTER, PLACE SLAB 20" OF STRUCTURAL FILL PER

2. SLOPE PARKING SLAB TO DRAIN



ROOF FRAMING PLAN

1. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD (P.1 24/16) NAIL TO ALL FRAMED PANEL EDGES AND OVER ALL WALLS BELOW 8/ 8d @ 6" oc. NAIL TO ALL INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12" oc.
2. HEADERS OVER EXTERIOR DOOR AND WINDOW OPENINGS NOT OTHERWISE NOTED SHALL BE (2)2x6 - SEE 13/54.1.

2. HEADERS OVER EXTERIOR DOOR AND WINDOW OPENINGS NOT OTHERWISE NOTED SHALL BE (7)2x8 - SEE 13/54.1

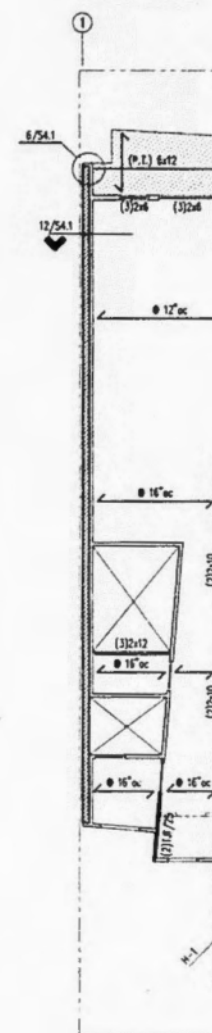


FOURTH FLOOR FRAMING PLAN

1. FLOOR SHEATHING SHALL BE $\frac{3}{4}$ " CDX PLYWOOD (P.I. 48/24) NAIL TO ALL FRAMED PANEL EDGES AND OVER ALL WALLS BELOW W/ 8d @ 6"oc. NAIL TO ALL INTERMEDIATE FRAMING MEMBERS W/ 8d @ 10"oc.
2. ROOF SHEATHING SHALL BE 1" CDX PLYWOOD (P.I. 24/6) NAIL TO ALL FRAMED PANEL EDGES AND OVER WALLS BELOW W/ 8d @ 6"oc. NAIL TO ALL INTERMEDIATE FRAMING MEMBERS W/ 8d @ 12"oc.
3. PROVIDE 3x4 BLOCKING (FLAT) AT PANEL EDGES & NAIL W/ 8d @ 4"oc BETWEEN GRID 1 & GRID 2; 9 FROM GRID 2 TO GRID 3.

2. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD (P.I. 2476). NAIL TO ALL FRAMED PANEL EDGES AND OVER WALLS BELOW W/ BD @ 6"oc. NAIL TO ALL INTERMEDIATE FRAMING MEMBERS W/ BD @ 12"oc.

3. PROVIDE 3/4" BLOCKING (FLAT) AT PANEL EDGES & NAIL W/ 8d @ 4"oc BETWEEN GRID 1 AND GRID 19 FROM GRID 1 TO GRID 19.



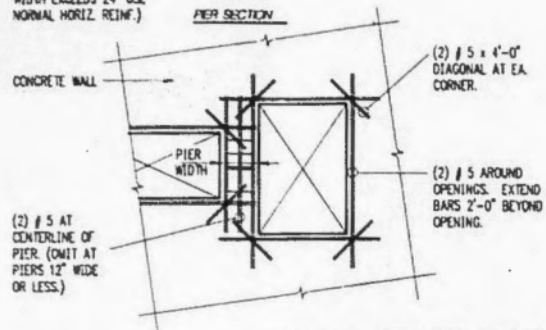
THIRD FLOOR

1. FLOOR SHALL CONSIST OF
NAFL TO ALL FRAMED PA
MEMBERS WITH Bd @ 10"
2. PROVIDE 2x4 BLOOMING
TO CID F.
3. FLOOR JOISTS NOT OTHER

2. PROVIDE 2x4 BLOODING [

3. FLOOR JOISTS NOT OTHER

#3 AND C TIES
@ 10"oc (WHEN PIER
WIDTH EXCEEDS 24" USE
NORMAL HORIZ. REINF.)

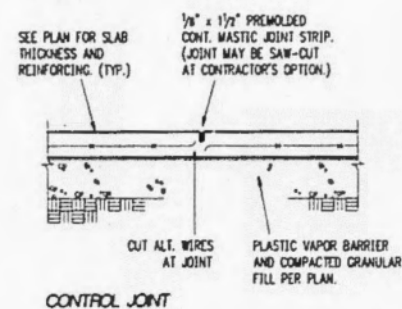


NOTE:

1. REINFORCING SHOWN IS MINIMUM. SEE PLANS AND WALL ELEVATIONS FOR ANY ADDITIONAL REQUIRED REINFORCING.
2. PROVIDE FOR ANY OPENING SIX SQUARE FEET OR LARGER UNLESS OTHERWISE NOTED ON PLANS, ELEVATIONS, OR DETAILS.

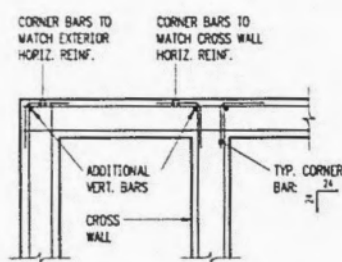
3. FOR WALLS THICKER THAN 8" USE #6 BARS IN LIEU OF #5 BARS SHOWN.

TYPICAL OPENING REINFORCING AT CONCRETE WALLS 2

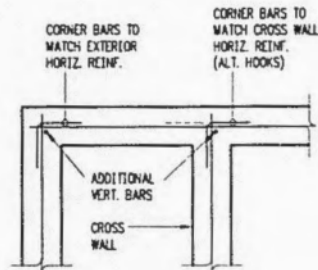


CONTROL JOINT

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.



DOUBLE CURTAIN



SINGLE CURTAIN

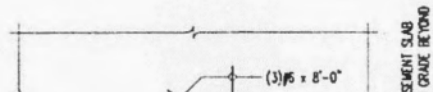
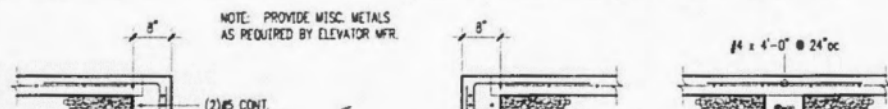
TYPICAL CORNER BAR ARRANGEMENT AT CONCRETE WALLS 7

8

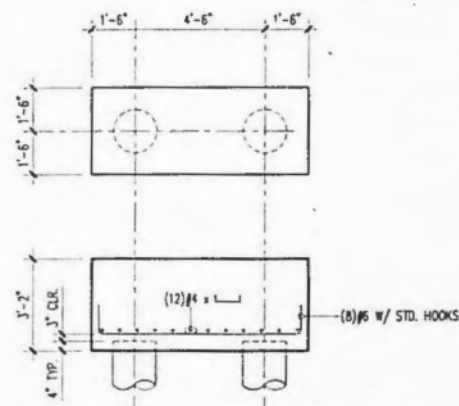
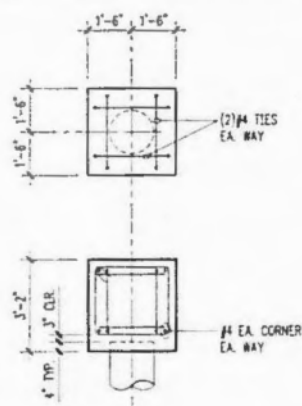
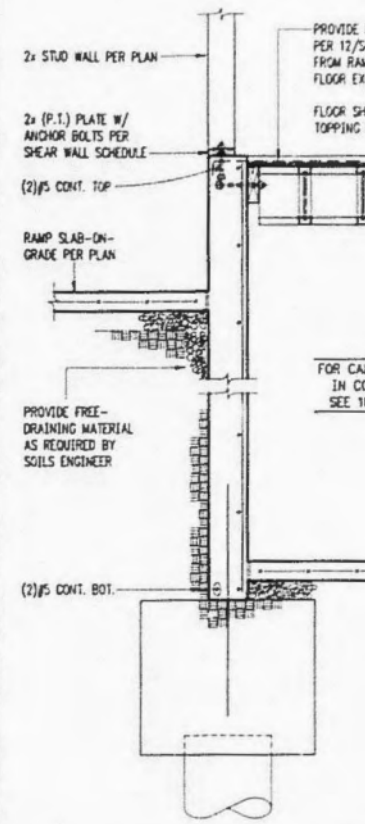
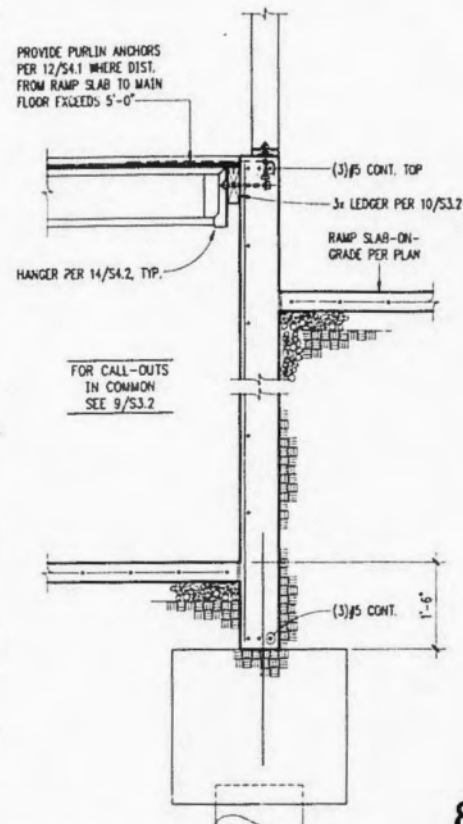
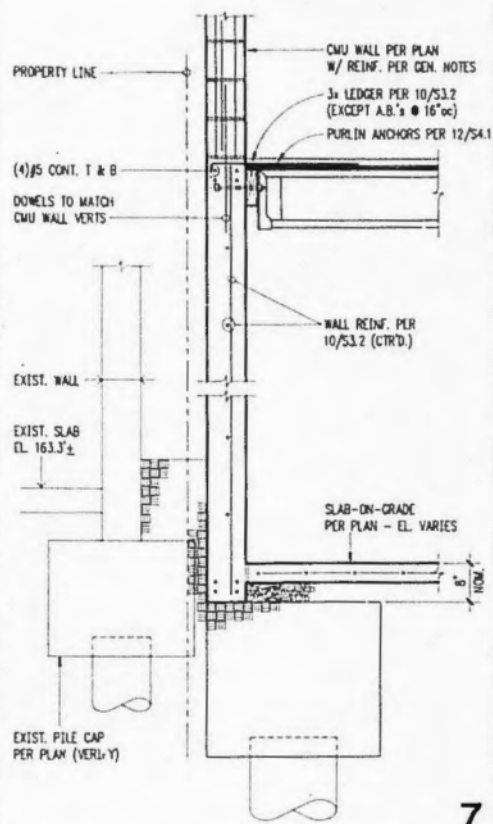
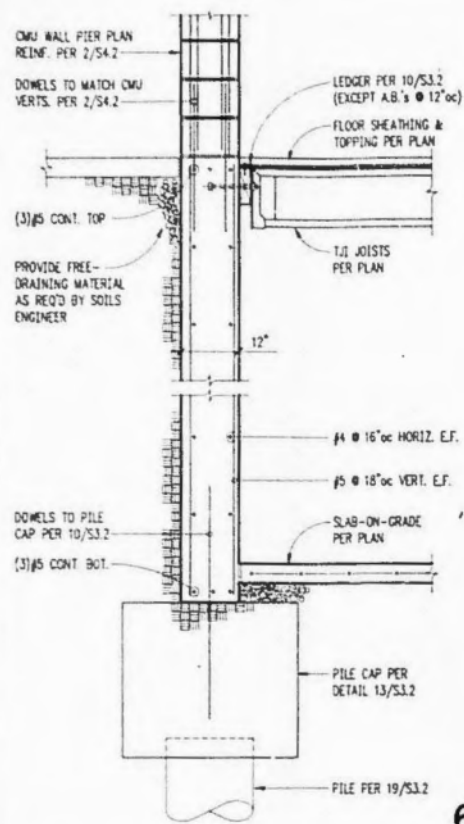
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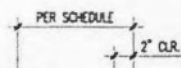


1/4" or PIPE COLUMN (PIPE COL. SHOWN)

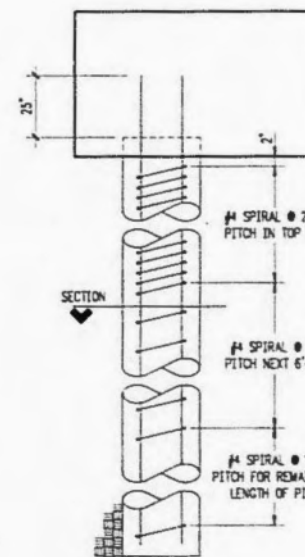


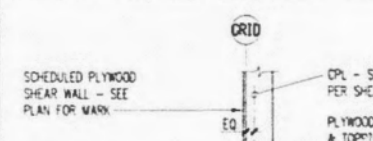
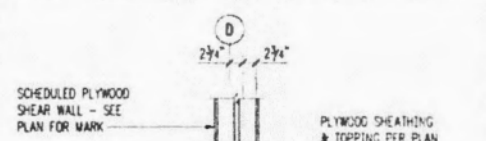
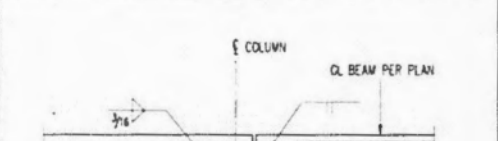
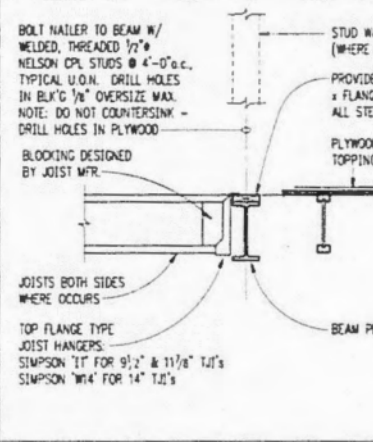
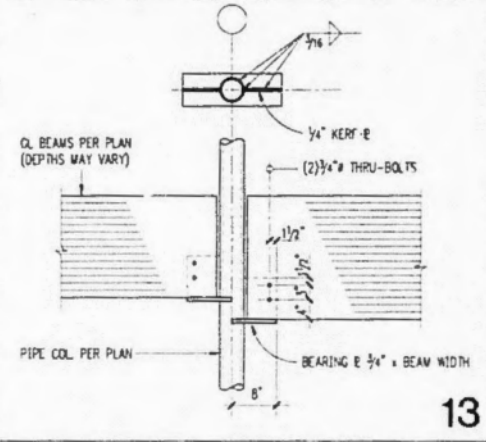
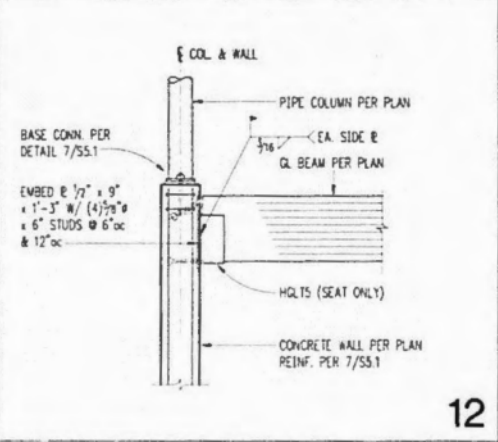
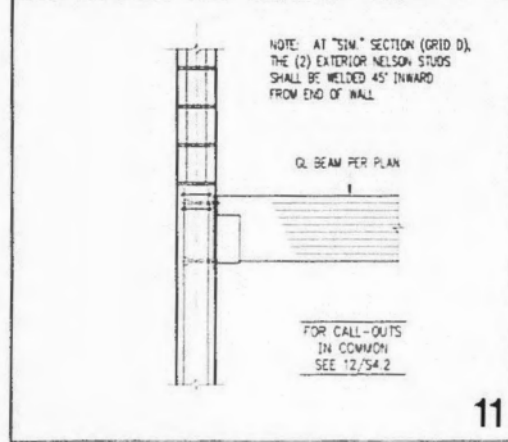
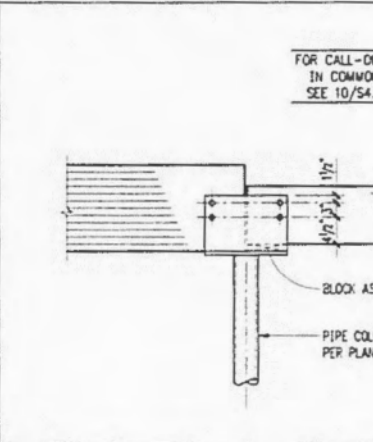
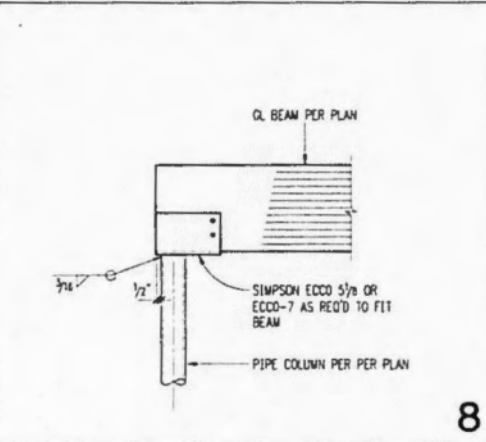
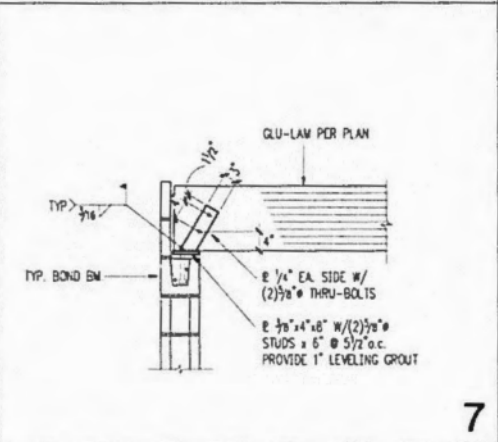
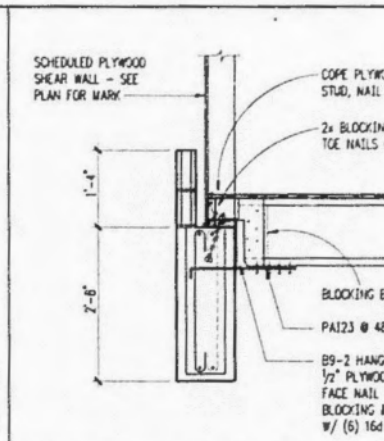
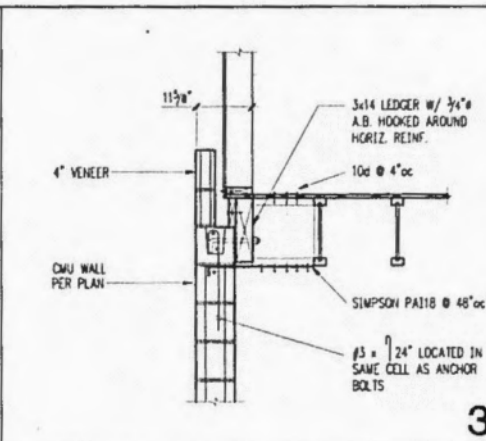
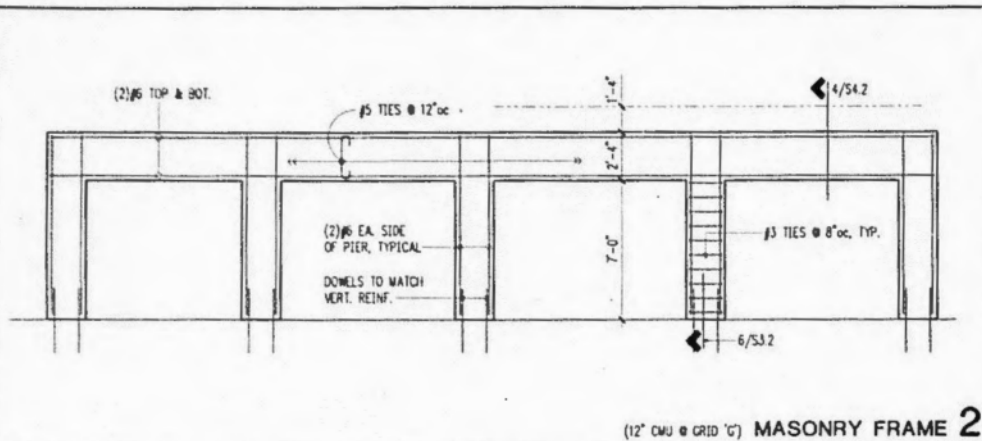
- NOTES:
1. NOTIFY ENGINEER IF TOP OF PILE IS GREATER THAN 5" Laterally, FROM INTENDED POSITION. AN ADDITIONAL PILE MAY BE NECESSARY.
 2. PILE CAPS SHOWN WERE DESIGNED FOR PILE VERTICAL CAPACITIES OF 35 TONS. REFER TO PLANS FOR ACTUAL LOADS PER PILE.
 3. TOP OF PILE CAP ELEVATIONS ARE AS NOTED IN PLAN NOTES.

PILE CAP DETAILS 13



- NOTES:
1. SEE PLANS FOR GRADE BEAM LOCATIONS.
 2. DEVELOP OR DOWEL AND LAP SPLICE GRADE BEAM LONGITUDINAL BARS TO PILE CAPS. DEVELOP BARS 40 BAR DIAMETERS. SPLICE BARS PER GENERAL STRUCTURAL NOTE 17.
 3. TOPS OF GRADE BEAMS AND PILE CAPS SHALL MATCH - SLOPE





1

2

3

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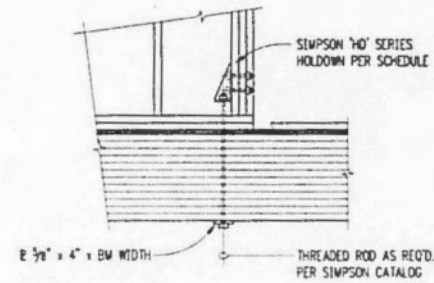
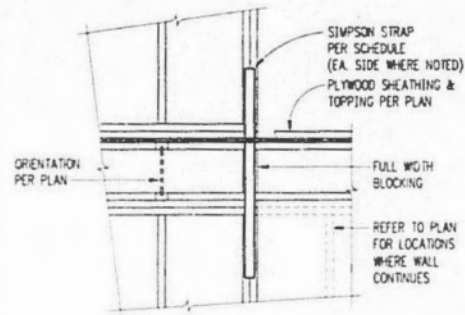
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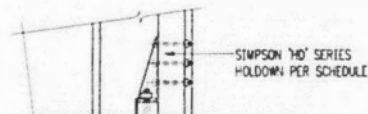
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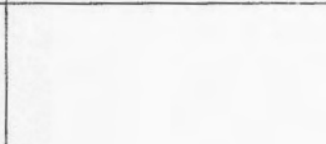
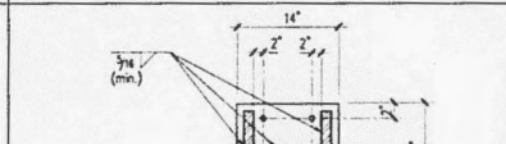
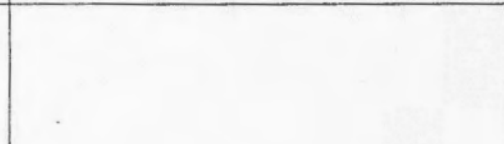
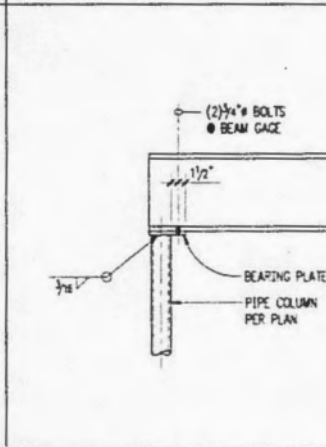
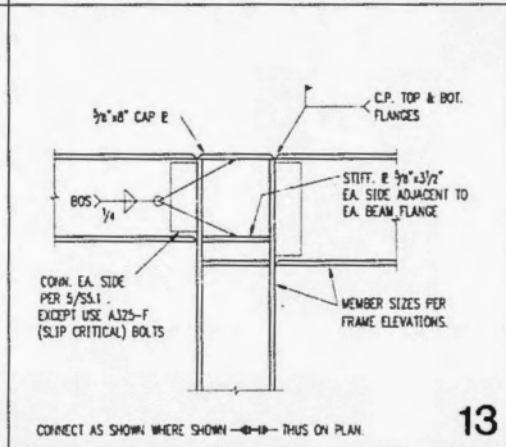
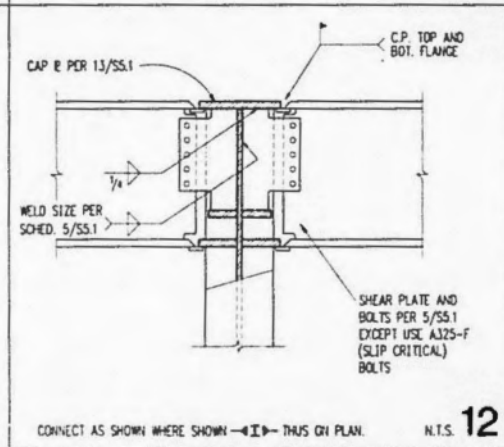
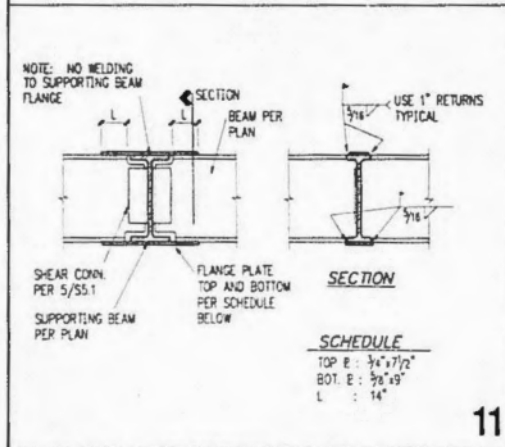
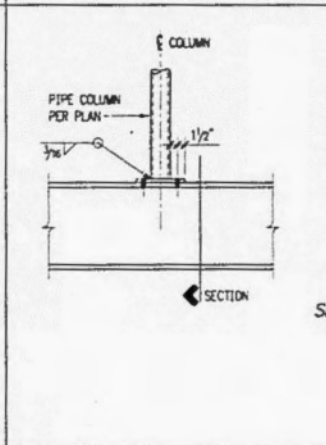
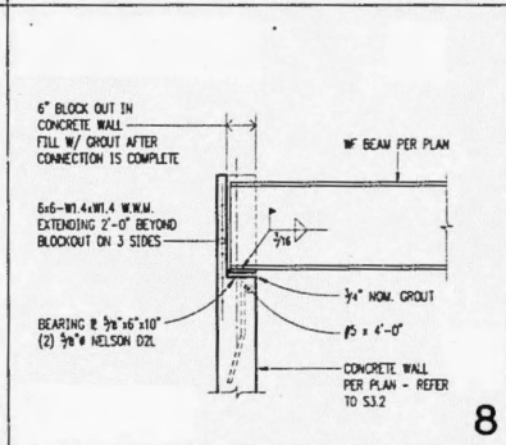
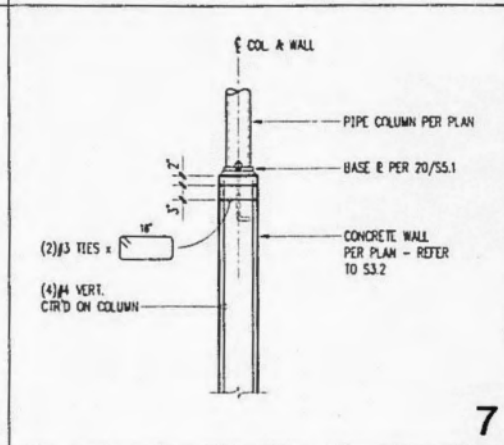
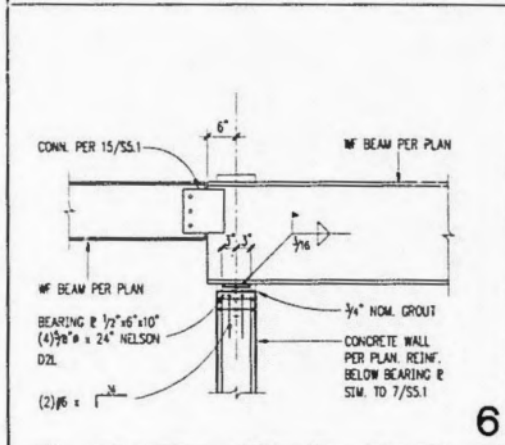
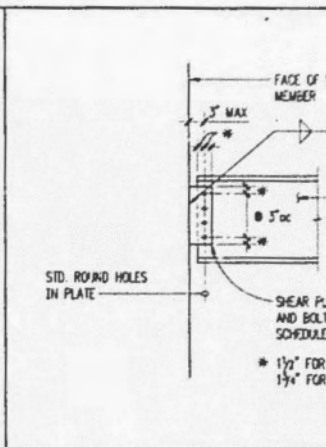
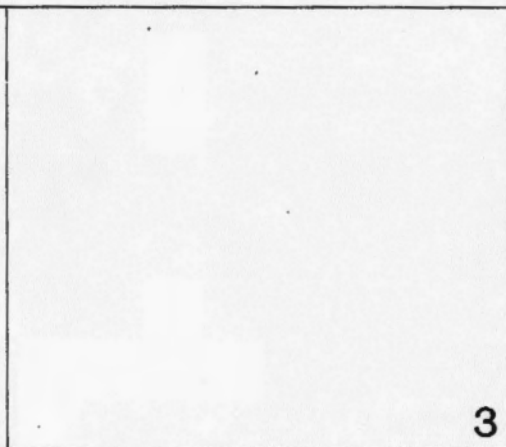
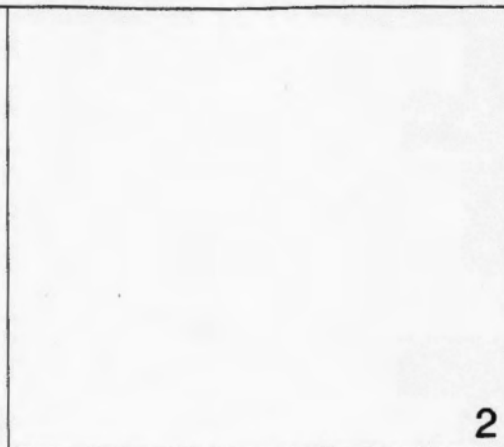
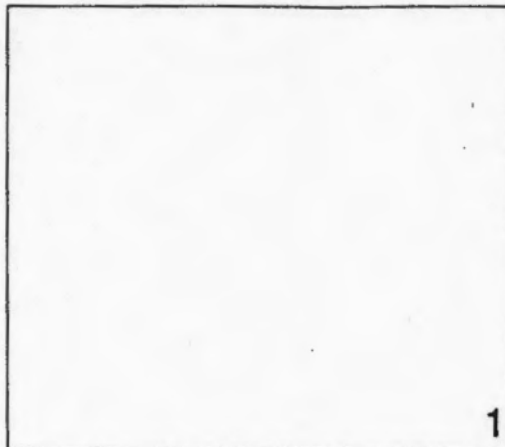


FOR CALL-OUTS
IN COMMON
SEE 12/54.3



MARK	HOLDOWN	NO. STUDS	LOAD	DETAIL REF.
H-1	ST6236	(2) 2x	2.5 ^k	12/54.3
H-2	(2)WST148	(2) 2x	5.0 ^k	12/54.3
H-3	(2)WST172	(2) 2x	8.6 ^k	12/54.3

MARK	SHEATHING	SIDES	BLOCK	PA
SW1	1/2" CDX PLYWOOD	1	YES	
SW2	1/2" CDX PLYWOOD	1	YES	



GENERAL

1. CODE REQUIREMENTS: ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, AS AMENDED BY THE CITY ENGINEER.
 2. REFERENCE DOCUMENTS:
 - a. TOPOGRAPHIC AND BOUNDARY SURVEY
 - b. REPORT ON GEOTECHNICAL INVESTIGATION
 3. DESIGN LOADS: IN ADDITION TO THE DEAD AND LIVE LOADS, THE DESIGN SHALL CONSIDER THE EFFECTS OF EARTH PRESSURE, WATER TABLE, AND OTHER APPROPRIATE LOADS.
 4. SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING:
 - a. GENERAL NOTES
 - b. MATERIAL SPECIFICATIONS
 - c. CONNECTION DETAILS
 - d. ERECTION SEQUENCE
 5. INSPECTION: INSPECTION BY THE CITY ENGINEER OR HIS REPRESENTATIVE SHALL BE REQUIRED AT THE FOLLOWING STAGES:
 - a. BEFORE DRILLING OR DRIVING
 - b. DURING DRILLING OR DRIVING
 - c. AFTER COMPLETION OF THE WORK
 6. UTILITY LOCATION: THE SHORING OR BRACING SHALL BE INSTALLED WITHOUT DRILLING PILE HOLES, DRIVING PILES, OR OTHER METHODS THAT MAY BE INCOMPLETE.
 7. VERIFICATION: CONTRACTOR SHALL VERIFY THE INSTALLATION OF ANY STRUCTURAL MEMBER PRIOR TO FABRICATING THE NEXT MEMBER.
 8. SOILS: SEE REPORT ON GEOTECHNICAL INVESTIGATION FOR SOIL CONDITIONS AND RECOMMENDATIONS.
 9. CONCRETE: CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R. THE STRENGTH OF STRUCTURAL CONCRETE SHALL BE VERIFIED BY TESTS.
- | f _c
(psi) | Minimum Concrete Strength
at Time of Placement
(psi) |
|-------------------------|--|
| 4000 | 3500 |
| 5000 | 4500 |
| 6000 | 5500 |
- AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR MAY USE THE FOLLOWING: 1-1/2" SACKS
10. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION OF STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC 360.
 11. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

TYPE OF MEMBER	MINIMUM GRADE
A. PLATES, SHAPES, AND ANGLES	A36
B. PIPE COLUMNS	A53
 12. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS D1.1. WELDERS SHALL BE CERTIFIED.
 13. SAW LUMBER: SAW LUMBER SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS. LUMBER SHALL BE GRADE 1 OR BETTER.
- | USE | GRADE |
|--|-------|
| TIMBER LAGGING | NO. 1 |
| TIMBER LAGGING SHALL BE PRESSURE TREATED TO RETENTION OF 0.4 LBS./CU.FT. LAGGING SHALL BE NO. 2S-9. PLYWOOD LAGGING SHALL BE NO. 2S-9. | |
14. PLYWOOD LAGGING SHALL BE GRADE NO. 2S-9. PLYWOOD LAGGING SHALL BE NO. 2S-9.
 15. STEEL PILE SPACINGS:

LOCATION	SPACING
1" INSIDE PERPENDICULAR TO LINE OF BUILDING INFLUENCE	12"
1" OUTSIDE PERPENDICULAR TO LINE OF BUILDING INFLUENCE	12"
3" LATERALLY	12"
 16. DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE OSHA 1926.1101.
 17. HOLE DRILLING: PILE HOLES SHALL BE DRILLED TO THE REQUIRED DEPTH AND DIAMETER. THIS MAY INVOLVE CASING THE HOLES AND INVESTIGATION FOR RECOMMENDATIONS.
 18. PILE PLACEMENT: ALTERNATE PILES TO SET PRIOR TO DRILLING ADJACENT PILES.
 19. PIPE DRIVING: PIPE PILES SHALL BE DRIVEN TO THE REQUIRED DEPTH AND DIAMETER.
 20. LAGGING: LAGGING SHALL BE INSTALLED BEHIND THE WALL MUST BE MAINTAINED AT ALL TIMES.

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TYPICAL NON-SHORED EXCAVATION CUT

NO SCALE

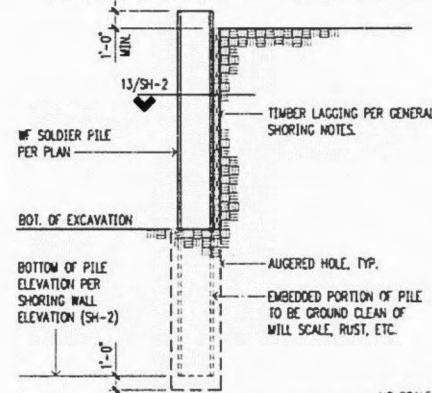
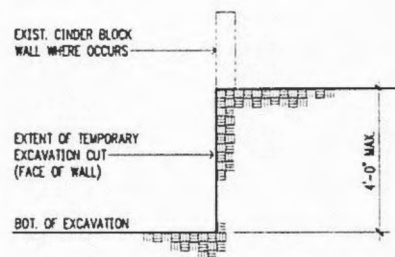
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TYPICAL SOLDIER PILE

NO SCALE

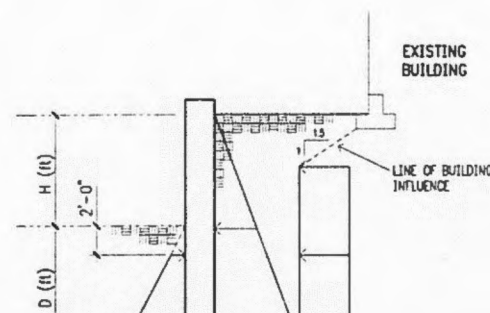
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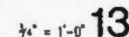
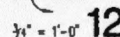
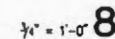
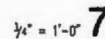
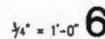
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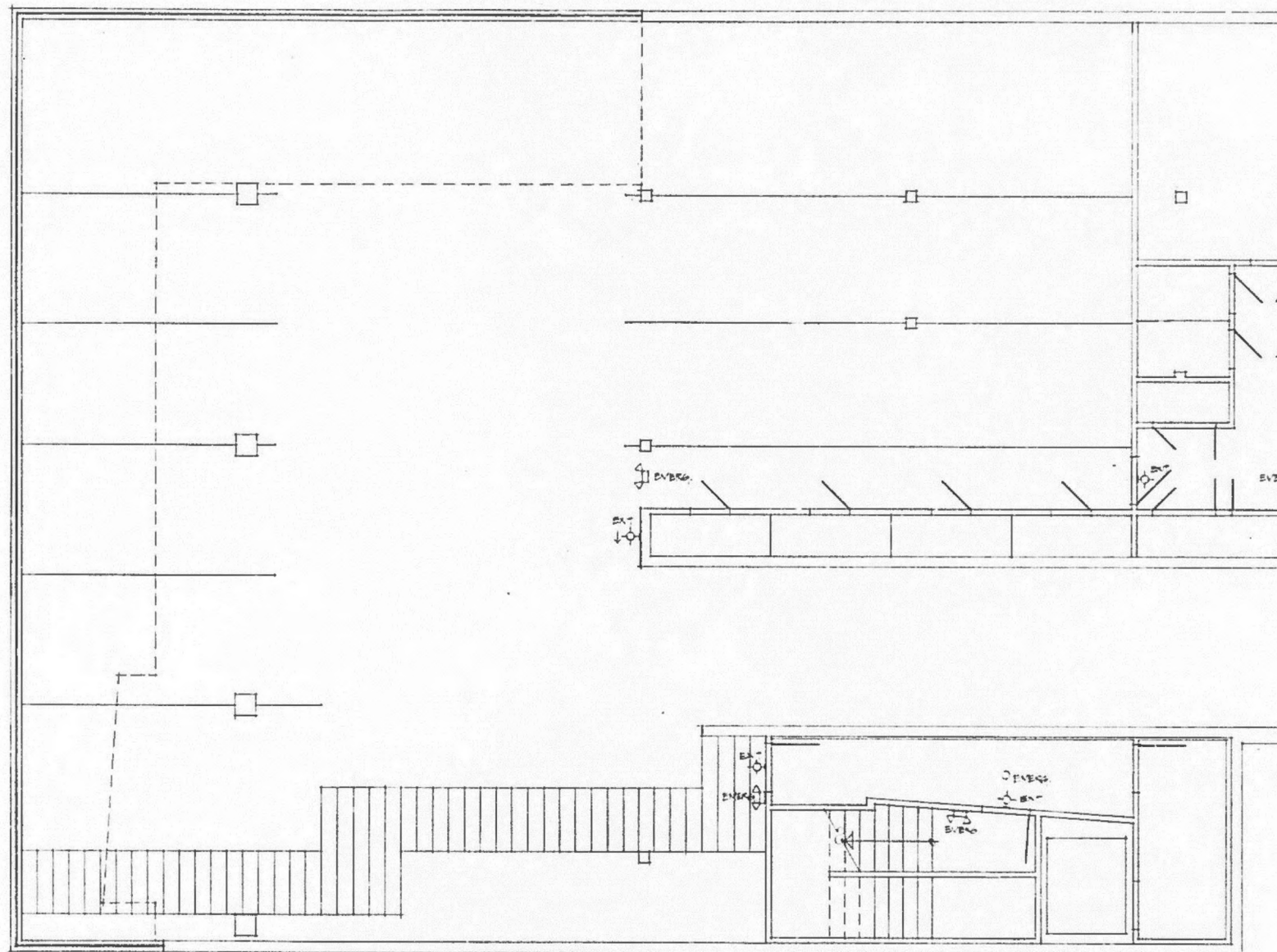


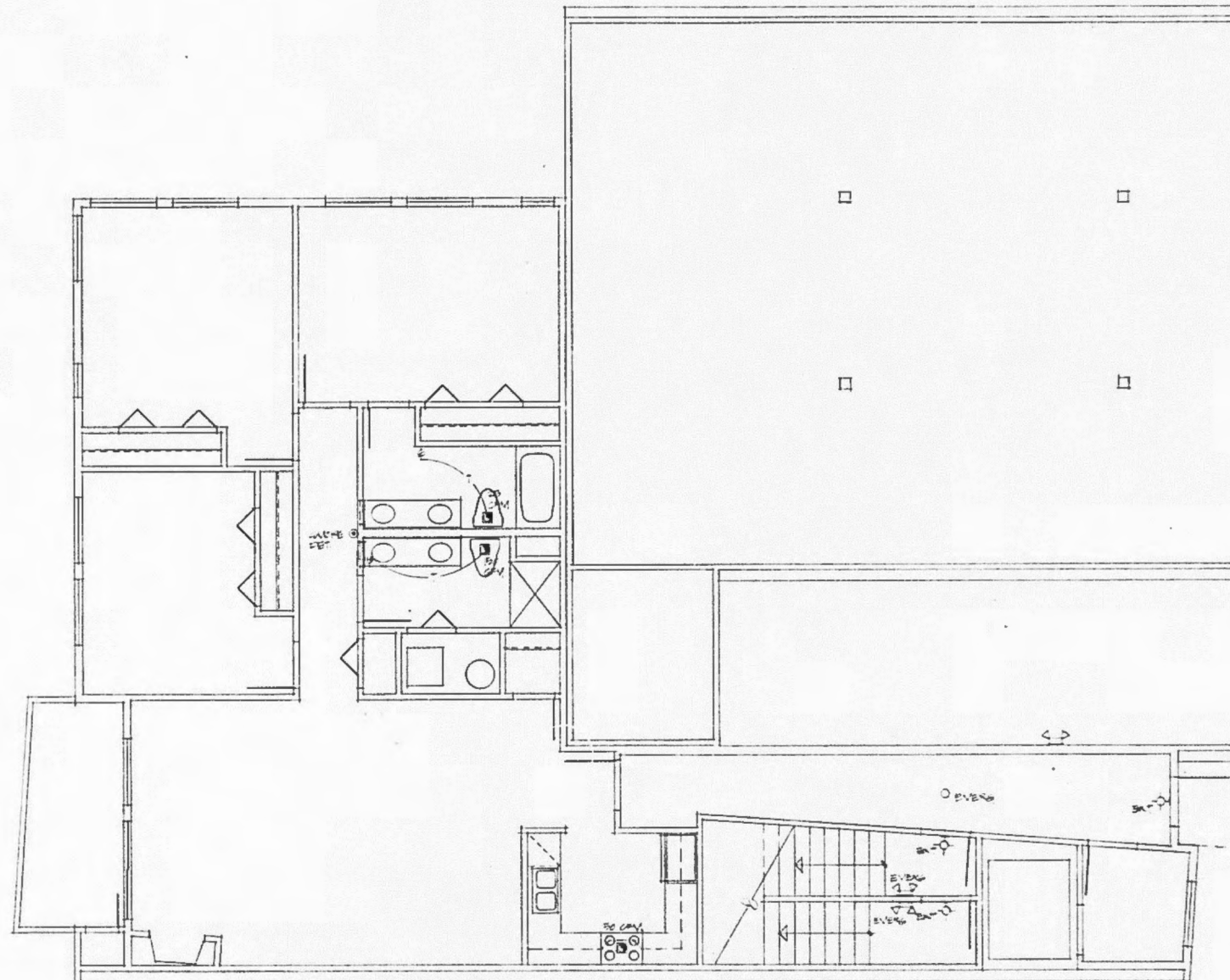
SOIL PRESSURE DIAGRAM NOTES:

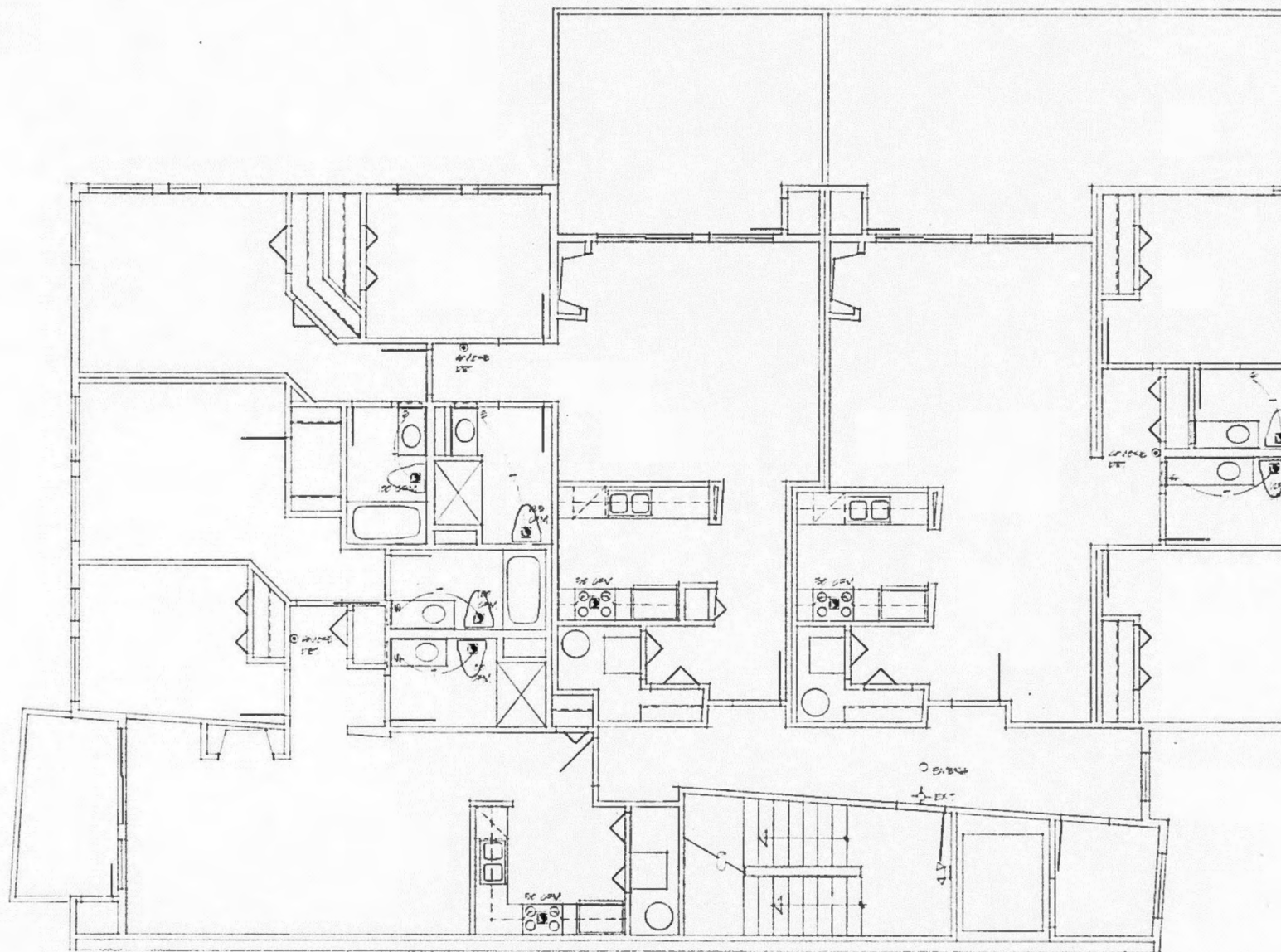
1. ACTIVE SOIL PRESSURE ABOVE EXCAVATION ACTS OVER ONE PILE SPACING.
2. ACTIVE SOIL PRESSURE BELOW BOTTOM OF EXCAVATION ACTS OVER ONE PILE DIAMETER.
3. PASSIVE SOIL PRESSURE ACTS OVER TWO PILE DIAMETERS.

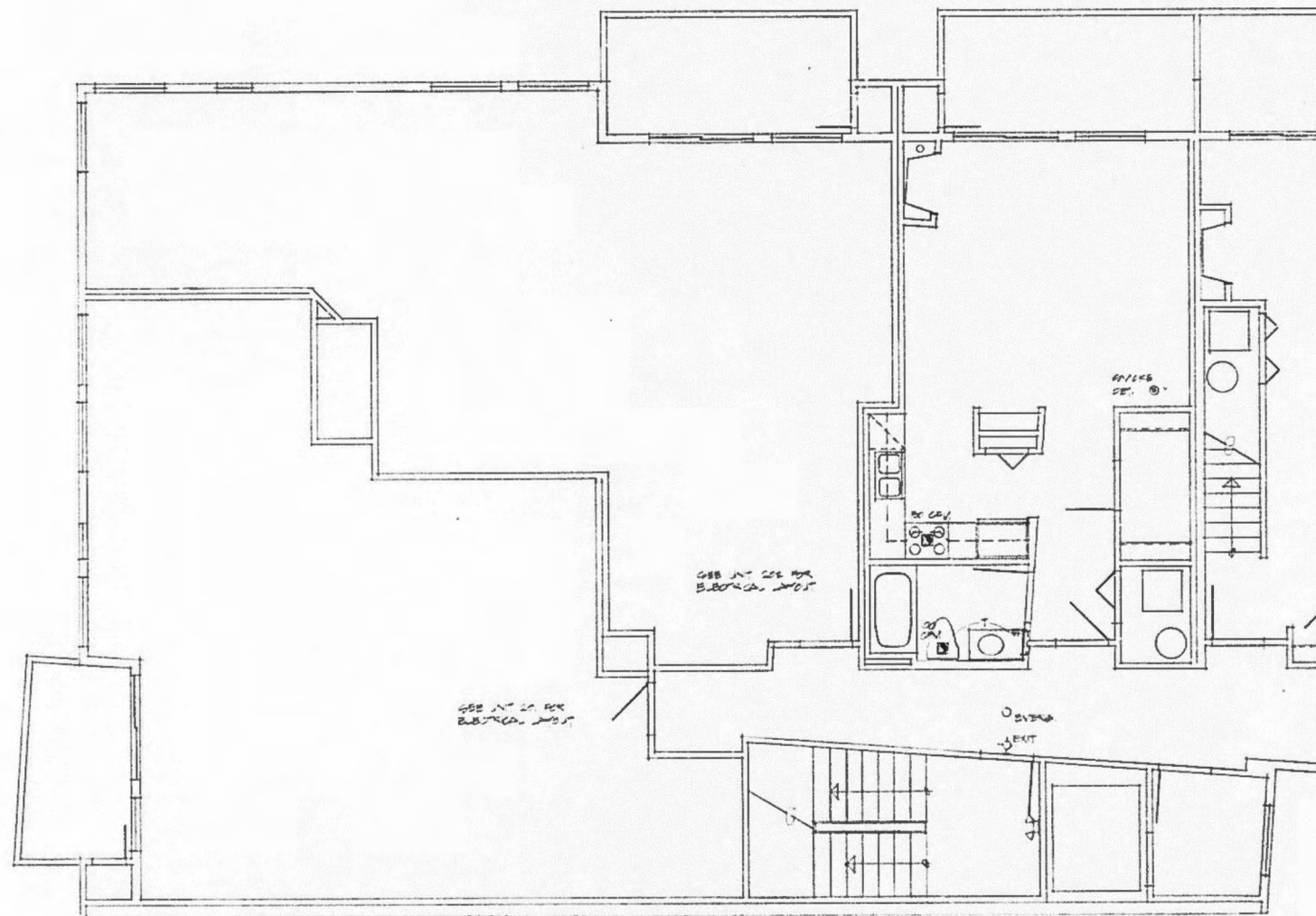












DEPARTMENT OF CONSTRUCTION AND LAND USE
MULTI-FAMILY / COMMERCIAL COVER SHEET



APPLICANT INFORMATION

PROJECT ADDRESS: 3000 1ST AVE NE
DESCRIPTION OF WORK: EXISTING 5-UNIT FAMILY RESIDENCE
CONSTRUCT NEW MIXED USE BUILDING WITH BASEMENT PARKING
STREET LEVEL OFFICE/RETAIL SPACE & RESIDENTIAL UNITS
4 STORES OVER GARAGE
OWNER: HARRIS CONTRACTOR: JOHNSON
DESIGN PROFESSIONAL(S): SMITH ARCHITECTS
CONTACT PERSON: SMITH PHONE: 454-1000

APPLICATIONS/PERMITS RELATED TO PROJECT: _____
ZONING: SE-1 CHANGE OF USE PROPOSED: ☒ YES ☐ NO
EXISTING USE: SOFT PROPOSED USE: SOFT
C.S. 1000 4.1 LAND USE - 1000 AS PER 2000
5.2 CHD 40
11.1 FROM 1000 TO 1000

PARKING SPACES
EXISTING: ON-SITE OFF-SITE: 0
PROPOSED: ON-SITE OFF-SITE: 0
OFF-SITE LOCATION: _____
NUMBER OF DWELLING UNITS
EXISTING: 1 DEMOLISHED: 1
PROPOSED NEW: 0

GLAZING: ☒ YES CUT CURB YES MAXIMUM HEIGHT: _____
FILL CURB YES MAXIMUM HEIGHT: _____
DISPOSAL SITE: OUTSIDE SEATTLE CITY LIMITS

SOILS REPORT PROVIDED: ☒ YES ☐ NO
CONTACT WITH NEIGHBORHOOD COMMUNITY COUNCIL: ☒ YES ☐ NO
BUILDING DATA: MULTIPLE BUILDINGS THIS PROJECT: ☐ YES
IF MULTIPLE BUILDINGS ARE NOT IDENTICAL, COMPLETE THE FOLLOWING FOR EACH DIFFERENT BUILDING ATTACH APPENDIX PAGES AS NECESSARY
☒ NEW BUILDING OR ADDITION -- COMPLETE THE FOLLOWING TABLE

BUILDING NO.	LIST ID OF ALL IDENTICAL BUILDINGS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
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96	96
97	97
98	98
99	99
100	100

FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
1	R1	RESIDENTIAL	1000 SQ	Y	1 HOUR
2	R2	RESIDENTIAL	1000 SQ	Y	1 HOUR
3	R3	RESIDENTIAL	1000 SQ	Y	1 HOUR
4	R4	RESIDENTIAL	1000 SQ	Y	1 HOUR
5	R5	RESIDENTIAL	1000 SQ	Y	1 HOUR
6	R6	RESIDENTIAL	1000 SQ	Y	1 HOUR
7	R7	RESIDENTIAL	1000 SQ	Y	1 HOUR
8	R8	RESIDENTIAL	1000 SQ	Y	1 HOUR
9	R9	RESIDENTIAL	1000 SQ	Y	1 HOUR
10	R10	RESIDENTIAL	1000 SQ	Y	1 HOUR
11	R11	RESIDENTIAL	1000 SQ	Y	1 HOUR
12	R12	RESIDENTIAL	1000 SQ	Y	1 HOUR
13	R13	RESIDENTIAL	1000 SQ	Y	1 HOUR
14	R14	RESIDENTIAL	1000 SQ	Y	1 HOUR
15	R15	RESIDENTIAL	1000 SQ	Y	1 HOUR
16	R16	RESIDENTIAL	1000 SQ	Y	1 HOUR
17	R17	RESIDENTIAL	1000 SQ	Y	1 HOUR
18	R18	RESIDENTIAL	1000 SQ	Y	1 HOUR
19	R19	RESIDENTIAL	1000 SQ	Y	1 HOUR
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21	R21	RESIDENTIAL	1000 SQ	Y	1 HOUR
22	R22	RESIDENTIAL	1000 SQ	Y	1 HOUR
23	R23	RESIDENTIAL	1000 SQ	Y	1 HOUR
24	R24	RESIDENTIAL	1000 SQ	Y	1 HOUR
25	R25	RESIDENTIAL	1000 SQ	Y	1 HOUR
26	R26	RESIDENTIAL	1000 SQ	Y	1 HOUR
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28	R28	RESIDENTIAL	1000 SQ	Y	1 HOUR
29	R29	RESIDENTIAL	1000 SQ	Y	1 HOUR
30	R30	RESIDENTIAL	1000 SQ	Y	1 HOUR
31	R31	RESIDENTIAL	1000 SQ	Y	1 HOUR
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76	R76	RESIDENTIAL	1000 SQ	Y	1 HOUR
77	R77	RESIDENTIAL	1000 SQ	Y	1 HOUR
78	R78	RESIDENTIAL	1000 SQ	Y	1 HOUR
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84	R84	RESIDENTIAL	1000 SQ	Y	1 HOUR
85	R85	RESIDENTIAL	1000 SQ	Y	1 HOUR
86	R86	RESIDENTIAL	1000 SQ	Y	1 HOUR
87	R87	RESIDENTIAL	1000 SQ	Y	1 HOUR
88	R88	RESIDENTIAL	1000 SQ	Y	1 HOUR
89	R89	RESIDENTIAL	1000 SQ	Y	1 HOUR
90	R90	RESIDENTIAL	1000 SQ	Y	1 HOUR
91	R91	RESIDENTIAL	1000 SQ	Y	1 HOUR
92	R92	RESIDENTIAL	1000 SQ	Y	1 HOUR
93	R93	RESIDENTIAL	1000 SQ	Y	1 HOUR
94	R94	RESIDENTIAL	1000 SQ	Y	1 HOUR
95	R95	RESIDENTIAL	1000 SQ	Y	1 HOUR
96	R96	RESIDENTIAL	1000 SQ	Y	1 HOUR
97	R97	RESIDENTIAL	1000 SQ	Y	1 HOUR
98	R98	RESIDENTIAL	1000 SQ	Y	1 HOUR
99	R99	RESIDENTIAL	1000 SQ	Y	1 HOUR
100	R100	RESIDENTIAL	1000 SQ	Y	1 HOUR

REMODEL: _____
CONSTRUCTION VALUE: _____ TYPE OF CONSTRUCTION: _____
SPRINKLER: ☐ YES ☐ NO OTHER FIRE PROTECTION: _____
CHANGE OF OCCUPANCY: ☐ YES ☐ NO YES, FROM TO: _____
IS THIS BUILDING AIR-CONDITIONED: ☐ YES ☐ NO

ENERGY/MECHANICAL CODE COMPLIANCE INFORMATION:

RESIDENTIAL (All Group R including hotel)
Complete (A), (B) and (C)

6. MECHANICAL SYSTEMS AND BUILDING ENVELOPE
Complete (1), (2) and (3)

1. MECHANICAL SYSTEMS
Provide Equipment Sizing Calculation Form for each unit
Fuel used for space heating system: gas oil electric other
☐ Exhaust Fan ☐ Exhaust Fan ☐ Exhaust Fan ☐ Exhaust Fan
☐ Heat Pump ☐ Heat Pump ☐ Heat Pump ☐ Heat Pump
☐ Hot Oil Burner, Other: _____

2. COMPLIANCE PATH
Check one of the following: (A), (B) or (C)
☐ Use Prescriptive Path (Energy Code Section 602.2 Table 6.0.1)
☐ Option A: _____
☐ Option B: _____
☐ Option C: _____
☐ Target UFA Approach (Energy Code Section 602.2 Table 6.0.1)
☐ Prescriptive UFA calculations
☐ Systems Analysis (Energy Code Section 602.2 Table 6.0.1)
☐ Target UFA Approach (Energy Code Section 602.2 Table 6.0.1)
☐ Prescriptive UFA calculations
☐ Systems Analysis (Energy Code Section 602.2 Table 6.0.1)

COMMERCIAL
Complete (A), (B) and (C)

(A) BUILDING ENVELOPE
Complete (1) and (2)

1. COMPLIANCE PATH
Check one of the following: (A), (B) or (C)
☐ Use Prescriptive Path (Energy Code Section 602.2 Table 6.0.1)
☐ Option A: _____
☐ Option B: _____
☐ Option C: _____
☐ Target UFA Approach (Energy Code Section 602.2 Table 6.0.1)
☐ Prescriptive UFA calculations
☐ Systems Analysis (Energy Code Section 602.2 Table 6.0.1)
☐ Target UFA Approach (Energy Code Section 602.2 Table 6.0.1)
☐ Prescriptive UFA calculations
☐ Systems Analysis (Energy Code Section 602.2 Table 6.0.1)

APPLICANT INFORMATION

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON YOUR PLANS. PLEASE INDICATE THE PAGE IN YOUR PLANS ON WHICH IT MAY BE FOUND.

ITEM	PAGE	ITEM	PAGE
YARDS & SETBACKS	01	BUILDING HEIGHT (BDO CODE)	02
OPEN SPACE CALCULATIONS	02	TOPOGRAPHICAL DATA	02
HEIGHT (LAND USE CODE)	03	GRADING PLAN	01
LANDSCAPING PLAN	01	CURB CUTS & WIDTH	01
ACCESS TYPE & WIDTH	01	DRAINAGE CONTROL PLAN	01

LAND USE CONDITIONS (DCLU USE ONLY)

CONDITIONS - REPA

Prior to Issuance of Master Use Permit

1. The applicant shall submit to the Department of Construction and Land Use (DCLU) a signed copy of the shared parking space contract from Key Bank.

During Construction

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The placards will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of other waterproofing material and shall remain posted on-site for the duration of the construction.

1. The hours of construction shall be limited to 7:30 A.M. to 6:00 P.M. on non-holiday weekdays.

PRIOR TO COVER APPROVAL

PRIOR TO FINAL APPROVAL (OCCUPANCY)

PERMANENT

DCLU INFORMATION (DCLU USE ONLY)

PREVIOUS MUPS RELATED TO PROJECT: _____

CHANGE OF USE PROPOSED: ☒ YES ☐ NO
APPLICANT USE INFORMATION CORRECT: ☐ YES ☐ NO CORRECT BELOW
EXISTING USE: SOFT PROPOSED USE: SOFT
SEF COST SERV OFF 2154
APT

NUMBER OF DWELLING UNITS: EXISTING: 1 DEMOLISHED: 1
PROPOSED NEW: 8 TOTAL: 8

PARKING SPACES: EXISTING: ON-SITE OFF-SITE: 0
PROPOSED: ON-SITE OFF-SITE: 0
OFF-SITE LOCATION(S): _____

NEW CURB CUT REQUIRED: ☒ YES ☐ NO WIDTH: _____

GRADING: ☐ YES CUT & FILL (CURB YES) _____

THE FOLLOWING DCLU INSPECTIONS ARE REQUIRED

LOCATION -- NEW CONSTRUCTION AND ADDITION ONLY
FOUNDATION -- PRIOR TO POURING ANY FOOTINGS OR CONCRETE WALLS
SUB-FLOOR -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FRAMING -- PRIOR TO INSULATING OR COVERING FRAMING AND CONNECTIONS
INSULATION -- PRIOR TO COVERING INSULATION
NAILING -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FINAL -- PRIOR TO OCCUPANCY OF NEW AREAS, WHEN WORK IS COMPLETE

OTHER INSPECTIONS (TRUSSES, GLU-LAMS, MASONRY, ETC.) WILL BE IDENTIFIED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS, REQUIRED TO BE PERFORMED BY APPROVED INSPECTORS, ARE IDENTIFIED BELOW

SPECIAL INSPECTION (DCLU USE ONLY)

SOILS

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS:
☐ SHORING INSTALLATION AND MONITORING
☐ OBSERVE AND PROCTOR EXCAVATION
☐ VERIFY SOIL BEARINGS (_____) PSF BEARINGS
☐ SUBSURFACE DRAINAGE PLACEMENT
☐ VERIFY FILL MATERIAL AND COMPACTION
☐ VERIFY CONDITIONS AS ANTICIPATED
☐ PILE PLACEMENT (LAUNDER CAST / DRIVEN PILE)
☐ OTHER: _____

REINFORCED CONCRETE

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS:
☐ SLOW CRACKING STEEL AND CONCRETE PLACEMENT
☐ PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
☐ BATCHPLANT INSPECTION
☐ SHOTCRETE
☐ GROUTING
☐ OTHER: _____

STRUCTURAL STEEL

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS:
☐ FABRICATION AND SHEAR WELDS
☐ ERECTION & FIELD WELDS & BOLTING
☐ OTHER: _____

STRUCTURAL MASONRY

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS:
☐ CONTINUOUS
☐ PERIODIC

OTHER

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS: _____

OTHER

SPECIAL INSPECTOR: _____ PHONE: _____
ITEMS: _____

CODE ALTERNATES (DCLU USE ONLY)

☐ NO
☐ YES ☐ ATTACHED
☐ BELOW

REB
6 REGULAR
3 TANDEM X1.5
10.5

MUP

DEPARTMENT OF CONSTRUCTION AND LAND USE
MULTI-FAMILY / COMMERCIAL COVER SHEET
APPLICANT INFORMATION



PROJECT ADDRESS: 1000 10th St. N. Minneapolis, MN 55401
 DESCRIPTION OF WORK: REMODELING OF EXISTING BUILDING
 OWNER: 1000 10th St. N. Minneapolis, MN 55401
 CONTRACTOR: 1000 10th St. N. Minneapolis, MN 55401
 DESIGN PROFESSIONAL(S): 1000 10th St. N. Minneapolis, MN 55401
 CONTACT PERSON: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

APPLICATIONS/PERMITS RELATED TO PROJECT
 EXISTING USE: SOFT CHANGE OF USE PROPOSED: YES ☐ YES ☐ NO
 PROPOSED USE: SOFT PROPOSED USE: SOFT

PARKING SPACES
 EXISTING * ON-SITE OFF-SITE
 PROPOSED * ON-SITE OFF-SITE
 OFF-SITE LOCATION: 1000 10th St. N. Minneapolis, MN 55401

SHADING ☐ YES ☐ NO CUT CUBIC YDS. 1000 10th St. N. Minneapolis, MN 55401
 ALL CUBIC YDS. 1000 10th St. N. Minneapolis, MN 55401
 DISPOSAL SITE: 1000 10th St. N. Minneapolis, MN 55401

WALLS REPORT PROVIDED ☐ YES ☐ NO
 CONTACT WITH NEIGHBORHOOD COMMUNITY COUNCIL ☐ YES ☐ NO

BUILDING DATA MULTIPLE BUILDINGS THIS PROJECT? ☐ YES ☐ NO
 IF MULTIPLE BUILDINGS ARE NOT IDENTICAL, COMPLETE THE FOLLOWING FOR
 EACH DIFFERENT BUILDING. ATTACH APPROPRIATE PAGES AS NECESSARY.

NEW BUILDINGS OR ADDITION - COMPLETE THE FOLLOWING TABLE

BUILDING NO.	LIST ID OF ALL IDENTICAL BUILDINGS
1	1000 10th St. N. Minneapolis, MN 55401
2	1000 10th St. N. Minneapolis, MN 55401
3	1000 10th St. N. Minneapolis, MN 55401
4	1000 10th St. N. Minneapolis, MN 55401
5	1000 10th St. N. Minneapolis, MN 55401
6	1000 10th St. N. Minneapolis, MN 55401
7	1000 10th St. N. Minneapolis, MN 55401
8	1000 10th St. N. Minneapolis, MN 55401
9	1000 10th St. N. Minneapolis, MN 55401
10	1000 10th St. N. Minneapolis, MN 55401
11	1000 10th St. N. Minneapolis, MN 55401
12	1000 10th St. N. Minneapolis, MN 55401
13	1000 10th St. N. Minneapolis, MN 55401
14	1000 10th St. N. Minneapolis, MN 55401
15	1000 10th St. N. Minneapolis, MN 55401
16	1000 10th St. N. Minneapolis, MN 55401
17	1000 10th St. N. Minneapolis, MN 55401
18	1000 10th St. N. Minneapolis, MN 55401
19	1000 10th St. N. Minneapolis, MN 55401
20	1000 10th St. N. Minneapolis, MN 55401

FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
1	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
2	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
3	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
4	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
5	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
6	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
7	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
8	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
9	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
10	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
11	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
12	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
13	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
14	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
15	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
16	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
17	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
18	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
19	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR
20	R1	RESIDENTIAL	1000 10th St. N. Minneapolis, MN 55401	Y	1 HOUR

REMODEL
 CONSTRUCTION VALUE 1000 10th St. N. Minneapolis, MN 55401
 SPRINKLER ☐ YES ☐ NO OTHER FIRE PROTECTION
 CHANGE OF OCCUPANCY ☐ YES ☐ NO
 IS THIS BUILDING AIR CONDITIONED ☐ YES ☐ NO

ENERGY/MECHANICAL CODE COMPLIANCE INFORMATION:

RESIDENTIAL (All Group R including hotel)
 Complete (A), (B) and (C)

MECHANICAL SYSTEM
 Complete (A), (B) and (C)

COMPLIANCE PATH
 Complete (A), (B) and (C)

MECHANICAL SYSTEM
 Complete (A), (B) and (C)

COMPLIANCE PATH
 Complete (A), (B) and (C)

MECHANICAL SYSTEM
 Complete (A), (B) and (C)

COMPLIANCE PATH
 Complete (A), (B) and (C)

MECHANICAL SYSTEM
 Complete (A), (B) and (C)

COMPLIANCE PATH
 Complete (A), (B) and (C)

MECHANICAL SYSTEM
 Complete (A), (B) and (C)

COMPLIANCE PATH
 Complete (A), (B) and (C)

APPLICANT INFORMATION

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON YOUR PLANS. PLEASE
 INDICATE THE PAGE IN YOUR PLANS ON WHICH IT MAY BE FOUND

ITEM	PAGE	ITEM	PAGE
YARDS & SETBACKS	1	BUILDING HEIGHT (BOLD CODE)	2
OPEN SPACE CALCULATIONS	3	TOPOGRAPHICAL DATA	4
HEIGHT (LAND USE CODE)	5	GRADING PLAN	6
LANDSCAPING PLAN	7	CURB CUTS & WIDTH	8
ACCESS TYPE & WIDTH	9	DRAINAGE CONTROL PLAN	10

LAND USE CONDITIONS (DCLU USE ONLY)

PRIOR TO ISSUANCE OF BUILDING PERMIT

GENERAL CONSTRUCTION

PRIOR TO FOUNDATION APPROVAL

PRIOR TO COVER APPROVAL

PRIOR TO FINAL APPROVAL (OCCUPANCY)

PERMANENT

DCLU INFORMATION (DCLU USE ONLY)

PREVIOUS PERMITS RELATED TO PROJECT
 CHANGE OF USE PROPOSED ☐ YES ☐ NO
 APPLICANT USE INFORMATION (DCLU USE ONLY) ☐ YES ☐ NO, CORRECT BELOW
 EXISTING USE: SOFT PROPOSED USE: SOFT

NUMBER OF DWELLING UNITS: EXISTING 1000 10th St. N. Minneapolis, MN 55401 DEMOLISHED 1000 10th St. N. Minneapolis, MN 55401
 PROPOSED NEW 1000 10th St. N. Minneapolis, MN 55401 TOTAL 1000 10th St. N. Minneapolis, MN 55401
 PARKING SPACES: EXISTING * ON-SITE OFF-SITE
 PROPOSED * ON-SITE OFF-SITE
 OFF-SITE LOCATION(S): 1000 10th St. N. Minneapolis, MN 55401
 NEW CURB CUT REQUIRED? ☐ YES ☐ NO

THE FOLLOWING DCLU INSPECTIONS ARE REQUIRED

LOCATION -- NEW CONSTRUCTION AND ADDITION ONLY
 FOUNDATION -- PRIOR TO POURING ANY FOOTINGS OR CONCRETE WALLS
 SUB-FLOOR -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
 FRAMING -- PRIOR TO INSULATING OR COVERING FRAMING AND CONNECTIONS
 INSULATION -- PRIOR TO COVERING INSULATION
 MAILING -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
 FINAL -- PRIOR TO OCCUPANCY OF NEW AREAS, WHEN WORK IS COMPLETE

OTHER INSPECTIONS (TRUSSES, DCLU-LATS, MASONRY, ETC.) WILL BE
 IDENTIFIED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS, REQUIRED
 TO BE PERFORMED BY APPROVED INSPECTORS, ARE IDENTIFIED BELOW

SPECIAL INSPECTION (DCLU USE ONLY)

SOILS
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

- ITEMS
- ☐ SHORING INSTALLATION AND REMOVAL
- ☐ OBSERVE AND MONITOR EXCAVATION
- ☐ VERIFY SOIL BEARING (PSF BEARING)
- ☐ SUBSURFACE DRAINAGE PLACEMENT
- ☐ VERIFY FILL MATERIAL AND COMPACTION
- ☐ VERIFY CONDITIONS AS ANTICIPATED
- ☐ FILL PLACEMENT (AUGER CAST / DRIVEN PILE)
- ☐ OTHER

REINFORCED CONCRETE
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

- ITEMS
- ☐ REINFORCING STEEL AND CONCRETE PLACEMENT
- ☐ PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
- ☐ BATCHPLANT INSPECTION
- ☐ SHORTCURE
- ☐ GROUTING
- ☐ OTHER

STRUCTURAL STEEL
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

- ITEMS
- ☐ FABRICATION AND SHOP WELDS
- ☐ ERECTION & FIELD WELDS & BOLTING
- ☐ OTHER

STRUCTURAL MASONRY
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

- ITEMS
- ☐ CONTINUOUS
- ☐ PERIODIC

OTHER
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

OTHER
 SPECIAL INSPECTOR: 1000 10th St. N. Minneapolis, MN 55401 PHONE: 1000 10th St. N. Minneapolis, MN 55401

CODE ALTERNATES (DCLU USE ONLY)

- ☐ NO
- ☐ YES
- ☐ ATTACHED
- ☐ BELOW

DEPARTMENT OF CONSTRUCTION AND LAND USE
MULTI-FAMILY / COMMERCIAL COVER SHEET



APPLICANT INFORMATION

PROJECT ADDRESS 3405 DOWNEY PLACE NE
DESCRIPTION OF WORK DEMOLISH EXISTING SINGLE FAMILY RESIDENCE & CONSTRUCT NEW MIXED USE BUILDING WITH APARTMENT PARKING
STREET LEVEL OFFICE/RETAIL SPACE & 3 RESIDENTIAL UNITS
& STORES OVER APARTMENT
OWNER/LEASER MARKUS CONTRACTOR UNKNOWN
DESIGN PROFESSIONAL(S) DAVID BRAND NEWBERG ARCHITECTS
CONTACT PERSON MITCH YODANEY PHONE 425-455-1234

APPLICATIONS/PERMITS RELATED TO PROJECT _____

ZONE <u>N-2</u>	CHANGE OF USE PROPOSED ☒ YES ☐ NO
EXISTING USE <u>R-5</u>	PROPOSED USE <u>R-1</u> <u>OFFICE</u>
	<u>B-2</u> <u>OFFICE</u>
	<u>R-1</u> <u>RESIDENTIAL</u>

FADING SPACES EXISTING ☐ ON-SITE ☐ OFF-SITE ☐ PROPOSED ☐ ON-SITE ☐ OFF-SITE ☐ OFF-SITE LOCATION <u>SEE PLAN</u>	NUMBER OF DWELLING UNITS EXISTING <u>1</u> DEMOLISHED <u>1</u> PROPOSED NEW <u>0</u>
--	--

GRADING ☒ YES CUT CUBIC YDS 1000 MAXIMUM HEIGHT 10'
FILL CUBIC YDS _____ MAXIMUM HEIGHT _____
DISPOSAL SITE OUTSIDE SEATTLE CITY LIMITS
SOILS REPORT PROVIDED ☒ YES ☐ NO
CONTACT WITH NEIGHBORHOOD COMMUNITY COUNCIL ☐ YES ☐ NO

BUILDING DATA MULTIPLE BUILDINGS THIS PROJECT? ☐ YES
IF MULTIPLE BUILDINGS ARE NOT IDENTICAL, COMPLETE THE FOLLOWING FOR EACH DIFFERENT BUILDING. ATTACH APPENDIX PAGES AS NECESSARY

NEW BUILDING OR ADDITION - COMPLETE THE FOLLOWING TABLE

BUILDING EXIST 2223 (LIST ID OF ALL IDENTICAL BUILDINGS)
OF STORIES 4 # OF BASEMENTS 1
MEZZANINES ☒ YES ☐ NO YES LOCATION _____
TYPE OF CONSTRUCTION V-1 HOURS _____

FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
3	U1	PARKING	1478 SQ	Y	1 HOUR
2	B2	STORAGE / MECH	501 SQ	Y	1 HOUR
1	F1	CIRCULATION / OFFICE	718 SQ	Y	1 HOUR
1	B2	STORAGE / MECH	870 SQ	N	1 HOUR
1	R1	RESIDENTIAL	1096 SQ	Y	1 HOUR
2	R1	RESIDENTIAL	1096 SQ	Y	1 HOUR

EXISTING BUILDINGS - COMPLETE THE FOLLOWING TABLE

BUILDING EXIST 2223 (LIST ID OF ALL IDENTICAL BUILDINGS)
OF STORIES 4 # OF BASEMENTS 1
MEZZANINES ☒ YES ☐ NO YES LOCATION _____
TYPE OF CONSTRUCTION _____ HOURS _____

FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
3	R1	RESIDENTIAL	1096 SQ	Y	1 HOUR
2	R1	RESIDENTIAL	1096 SQ	Y	1 HOUR

REPROBATE
CONSTRUCTION VALUE \$251,000 TYPE OF CONSTRUCTION V-1
SPRINKLER ☒ YES ☐ NO OTHER FIRE PROTECTION 200' x 100' x 10' S. CFS + 10' x 10' S. CFS
CHANGE OF OCCUPANCY ☐ NO ☐ YES FROM TO R-5 TO R-1 & B-2
IS THIS BUILDING AIR CONDITIONED ☐ YES ☐ NO

ENERGY/MECHANICAL CODE COMPLIANCE INFORMATION:

RESIDENTIAL (All Group R including hotel)
Complies (A), (B) and (C)

COMPLIANCE WITH ENERGY CODE
Complies (A), (B) and (C)

1. MECHANICAL SYSTEMS
Check one of the following: YES, NO or NA
Provide description of system in Appendix B, Section 401.1 to 401.3

☐ ASH RAPE PUMP ☐ YES ☐ NO ☐ NA
☐ GAS, OIL, OR OTHER FUEL ☐ YES ☐ NO ☐ NA

2. MECHANICAL SYSTEMS
Check one of the following: YES, NO or NA
Provide description of system in Appendix B, Section 401.1 to 401.3

☐ ASH RAPE PUMP ☐ YES ☐ NO ☐ NA
☐ GAS, OIL, OR OTHER FUEL ☐ YES ☐ NO ☐ NA

COMMERCIAL
Complies (A), (B) and (C)

COMPLIANCE WITH ENERGY CODE
Complies (A) and (B)

1. MECHANICAL SYSTEMS
Check one of the following: YES, NO or NA
Provide description of system in Appendix B, Section 401.1 to 401.3

☐ ASH RAPE PUMP ☐ YES ☐ NO ☐ NA
☐ GAS, OIL, OR OTHER FUEL ☐ YES ☐ NO ☐ NA

2. MECHANICAL SYSTEMS
Check one of the following: YES, NO or NA
Provide description of system in Appendix B, Section 401.1 to 401.3

☐ ASH RAPE PUMP ☐ YES ☐ NO ☐ NA
☐ GAS, OIL, OR OTHER FUEL ☐ YES ☐ NO ☐ NA

APPLICANT INFORMATION

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON YOUR PLANS. PLEASE INDICATE THE PAGE IN YOUR PLANS ON WHICH IT MAY BE FOUND.

ITEM	PAGE
YARDS & SETBACKS	<u>01</u>
BUILDING HEIGHT (BDO CODE)	<u>02</u>
OPEN SPACE CALCULATIONS	<u>02</u>
TOPOGRAPHICAL DATA	<u>02</u>
HEIGHT (LAND USE CODE)	<u>02</u>
GRADING PLAN	<u>01</u>
LANDSCAPING PLAN	<u>01</u>
CURB CUTS & WIDTH	<u>01</u>
ACCESS TYPE & WIDTH	<u>01</u>
DRAINAGE CONTROL PLAN	<u>01</u>

LAND USE CONDITIONS (DCLU USE ONLY)

PRIOR TO ISSUANCE OF BUILDING PERMIT _____

GENERAL CONSTRUCTION _____

PRIOR TO FOUNDATION APPROVAL _____

PRIOR TO COVER APPROVAL _____

PRIOR TO FINAL APPROVAL (OCCUPANCY) _____

PERMANENT _____

DCLU INFORMATION (DCLU USE ONLY)

PREVIOUS PLANS RELATED TO PROJECT _____

CHANGE OF USE PROPOSED ☒ YES ☐ NO
APPLICANT USE INFORMATION CORRECT ☐ YES ☐ NO CORRECT BELOW
EXISTING USE SOFT PROPOSED USE SOFT

NUMBER OF DWELLING UNITS EXISTING _____ DEMOLISHED _____
PROPOSED NEW _____ TOTAL _____
PARKING SPACES EXISTING ☐ ON-SITE ☐ OFF-SITE _____

THE FOLLOWING DCLU INSPECTIONS ARE REQUIRED

LOCATION -- NEW CONSTRUCTION AND ADDITION ONLY
FOUNDATION -- PRIOR TO POURING ANY FOOTINGS OR CONCRETE WALLS
SUB-FLOOR -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FRAMING -- PRIOR TO INSULATING OR COVERING FRAMING AND CONNECTIONS
INSULATION -- PRIOR TO COVERING INSULATION
NAILING -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
FINAL -- PRIOR TO OCCUPANCY OF NEW AREAS, WHEN WORK IS COMPLETE

OTHER INSPECTIONS (TRUSSES, DLU-LAPIS, MASONRY, ETC.) WILL BE IDENTIFIED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS, REQUIRED TO BE PERFORMED BY APPROVED INSPECTORS, ARE IDENTIFIED BELOW

SPECIAL INSPECTION (DCLU USE ONLY)

SOILS
SPECIAL INSPECTOR _____ PHONE _____
ITEMS
☐ SHOWING INSTALLATION AND MONITORING
☐ OBSERVE AND MONITOR EXCAVATION
☐ VERIFY SOIL BEARING (____ PSF BEARING)
☐ SUBSURFACE DRAINAGE PLACEMENT
☐ VERIFY FILL MATERIAL AND COMPACTION
☐ VERIFY CONDITIONS AS ANTICIPATED
☐ PILE PLACEMENT (AUGER CAST / DRIVEN PILE)
☐ OTHER _____

REINFORCED CONCRETE
SPECIAL INSPECTOR _____ PHONE _____
ITEMS
☐ REINFORCING STEEL AND CONCRETE PLACEMENT
☐ PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
☐ BATCHPLANT INSPECTION
☐ SHOTCRETE
☐ GROUTING
☐ OTHER _____

STRUCTURAL STEEL
SPECIAL INSPECTOR _____ PHONE _____
ITEMS
☐ FABRICATION AND SHOP WELDS
☐ ERECTION & FIELD WELDS & BOLTING
☐ OTHER _____

STRUCTURAL MASONRY:
SPECIAL INSPECTOR _____ PHONE _____
ITEMS
☐ CONTINUOUS
☐ PERIODIC _____

OTHER
SPECIAL INSPECTOR _____ PHONE _____
ITEMS _____

OTHER
SPECIAL INSPECTOR _____ PHONE _____
ITEMS _____

CODE ALTERNATES (DCLU USE ONLY)

☐ NO
☐ YES ☐ ATTACHED
☐ BELOW

LAND USE NOTES

ZONE: NC 2-40'
 LOT WIDTH: 88.89'
 LOT DEPTH: 100.1'
 SETBACKS: Not within Shoreline Zone

4 STORES OVER BASEMENT

WIDTH OF RESIDENTIAL USE OF STRUCTURE:
 MAXIMUM ALLOWABLE WIDTH = 80% of Lot Width = 48'
 ACTUAL WIDTH = 48'

DEPTH OF RESIDENTIAL USE OF STRUCTURE:
 MAXIMUM ALLOWABLE LENGTH = 80% of Lot Length = 80'
 ACTUAL DEPTH = 80'

GROSS RESIDENTIAL FLOOR AREA (Decks Not Included):

BASEMENT	700 SF
MAIN FLOOR	1,510 SF
2ND FLOOR	3,446 SF
3RD FLOOR	3,446 SF
4TH FLOOR	318 SF
TOTAL	10,090 SF

COMMERCIAL USE:

MINIMUM ALLOWABLE AREA (Greater of 10% of Gross Floor Area or 50% of Footprint):

10% OF GROSS FLOOR AREA = 10,090 X .10 = 1,009 SF
 50% OF FOOTPRINT = 4,900 X .50 = 2,450 SF

AREA OF COMMERCIAL USE PROVIDED = 2,711 SF

OPEN SPACE:

REQUIRED: 20% of Gross Residential Area
 10,090 X .20 = 2,018 SF

PROVIDED:
 At Grade: 940 SF
 Decks: 1,499 SF
 Roof Garden: 149 SF
 Deck Area: 110 SF
 Landscape Area: 212 SF

LANDSCAPING: (See Landscape Plan)

PARKING: 408 CARS

COMMERCIAL:
 COMMERCIAL AREA = 2,500 SF : NO PARKING REQUIRED

RESIDENTIAL:
 REQUIRED: 1.1 Stalls/Unit = .0002 x Average SF of Apartments over 500 SF
 Average size of Apartment = 9,090/8 = 1,171
 1,171 X .0002 = .23
 1.1 X .23 = 1.34
 1.34 X 8 Units = 10.7 Stalls
 10 STALLS

PROVIDED:
 1 Accessible Stall
 9 Small Stalls
 8 Medium Stalls
 12 STALLS

BICYCLE PARKING:

REQUIRED: 5% of Vehicle Spaces required
 10 X .05 = .5 Bicycle Stall
 1 BICYCLE STALL

PROVIDED: 2 BICYCLE STALLS

PERMITS (CONT.):

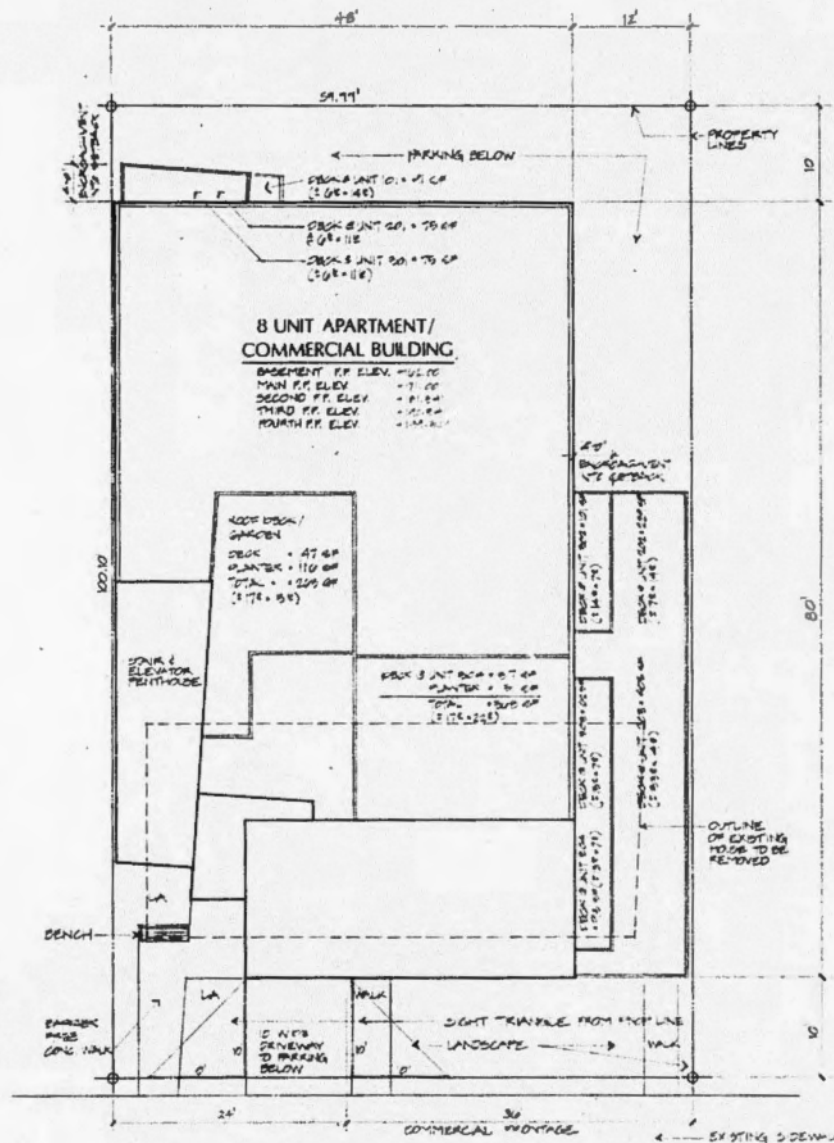
PERMITS REQUIRED: A TOTAL OF 10 PERMITS TO BE SUBMITTED WITH THE APPLICATION FOR CONSTRUCTION. THE PERMITS TO BE SUBMITTED ARE: 1. SITE PLAN, 2. LANDSCAPE PLAN, 3. PARKING PLAN, 4. TRAFFIC IMPACT STUDY, 5. SIGNAGE PLAN, 6. LIGHTING PLAN, 7. SOUND ATTENUATION PLAN, 8. UTILITIES PLAN, 9. FLOOD HAZARD MAP, 10. HISTORIC PRESERVATION REVIEW.

OPEN SPACE AREA CALCULATIONS

OPEN SPACE PROVIDED:

AREA	AT GRADE	DECK	ROOF GARDEN	TOTAL
1	940	1,499	149	2,588
2	110	0	0	110
3	0	0	0	0
4	0	0	0	0
5	0	0	0	0
6	0	0	0	0
7	0	0	0	0
8	0	0	0	0
9	0	0	0	0
10	0	0	0	0
TOTAL	940	1,499	149	2,588

TOTAL OPEN SPACE = 2,588 SF



BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 10 & 11, BLOCK 71, WOODLAWN ADDITION TO GREENLAKE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6
OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON

BASIS OF BEARINGS

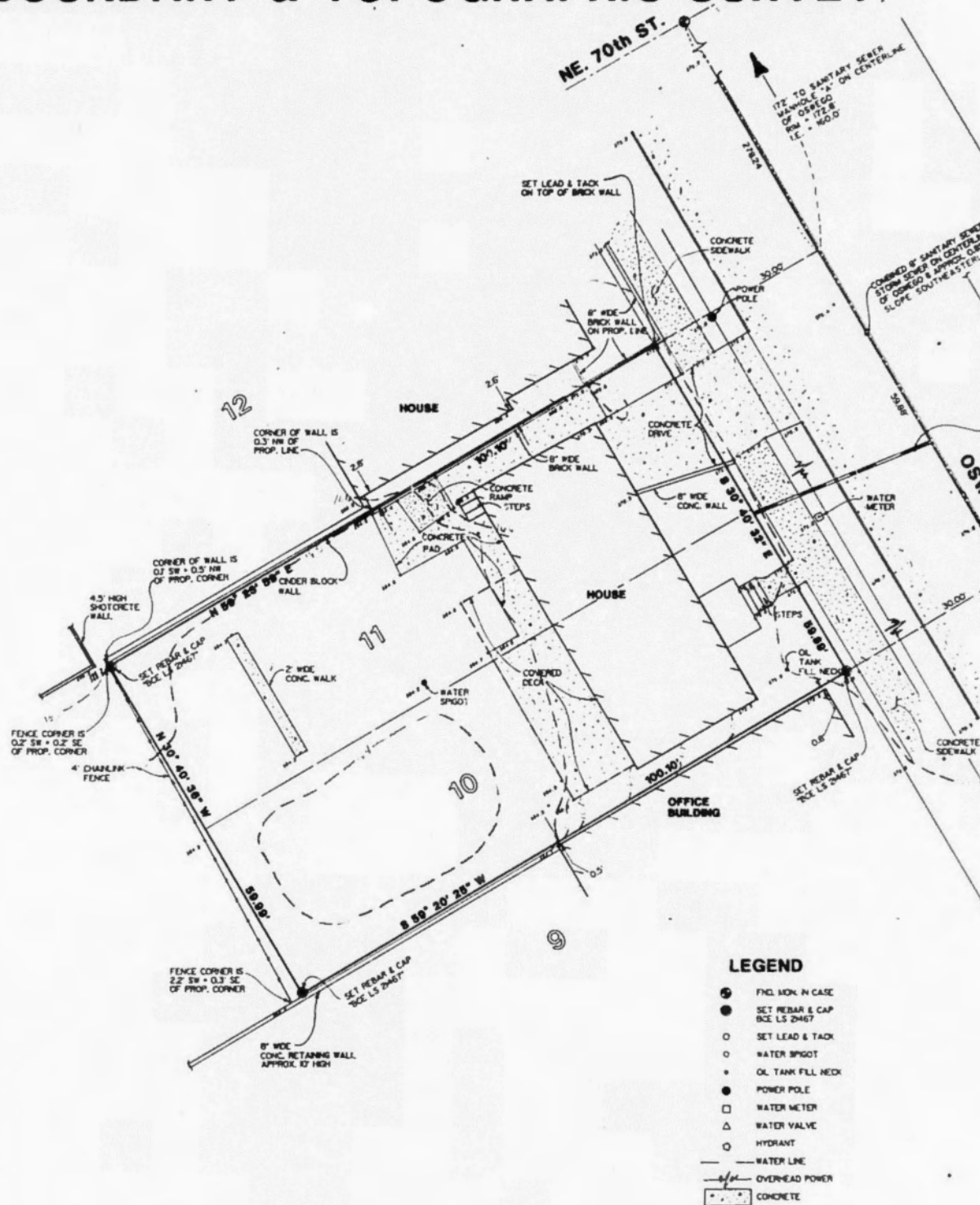
N 30° 40' 40" W ALONG THE CENTERLINE OF RAVENNA BLVD.

DATUM

CITY OF SEATTLE

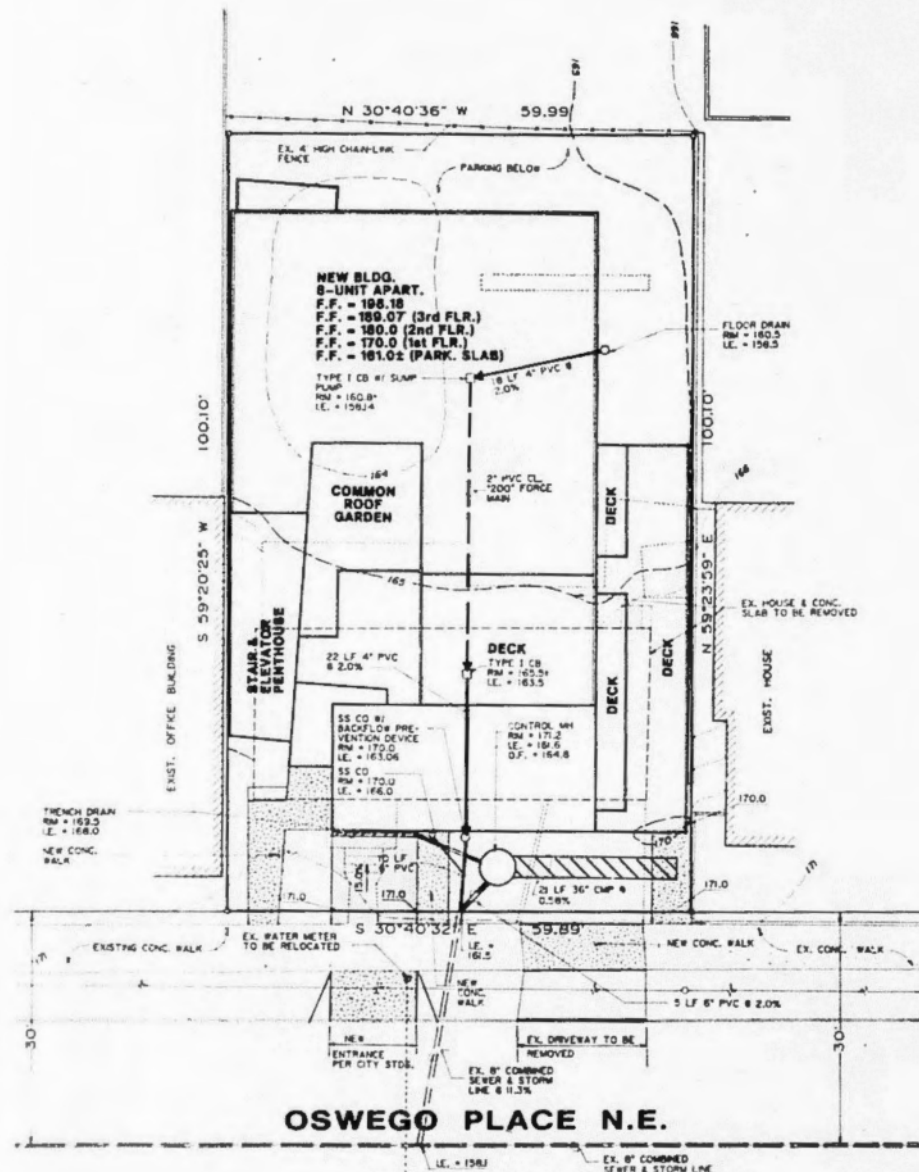
BENCHMARK

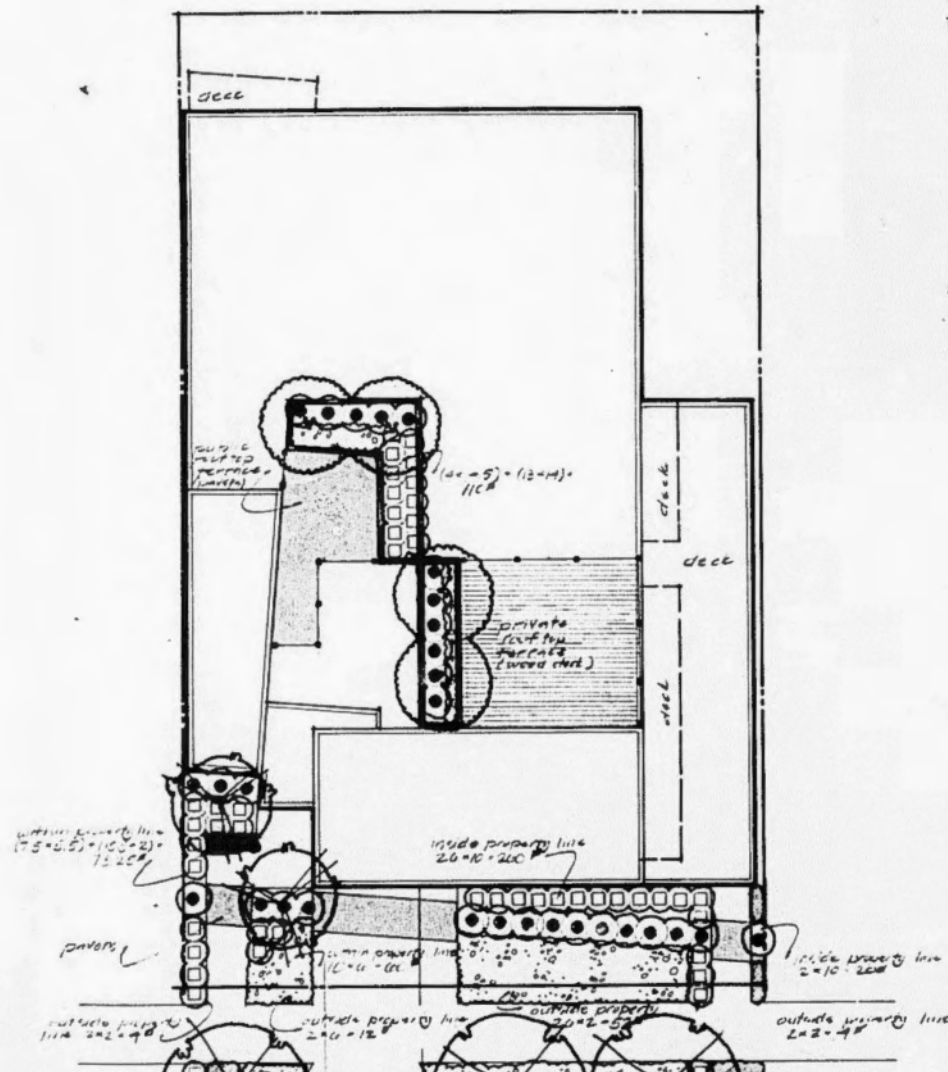
CORNERED SQUARE AT THE BACK OF THE CONCRETE WALK,
APPROXIMATELY 2' EAST OF A TIE BEAM AT THE NE CORNER
OF THE INTERSECTION OF NE 70TH ST. & RAVENNA BLVD.
ELEV. = 468.24'



SCALE: 1" = 10'

SCALE: 1" = 10'

 $r = 10'$ 



LANDSCAPE CALCULATIONS

Total square footage of project: 6000 sq ft (site area)

Total square footage of:
 Required Open Space:
 (20% of gross residential area 9381 x .20): 1876 sq ft
 Provided Open Space:
 @ Grade: 413.75 sq ft
 Decks: 1690 sq ft
 Roof Garden Deck Area: 150 sq ft
 Landscape Area: 1853.75 sq ft
 Total: 2397.5 sq ft

Landscape area required
 (5% of lot area 6000 x .05): 300 sq ft

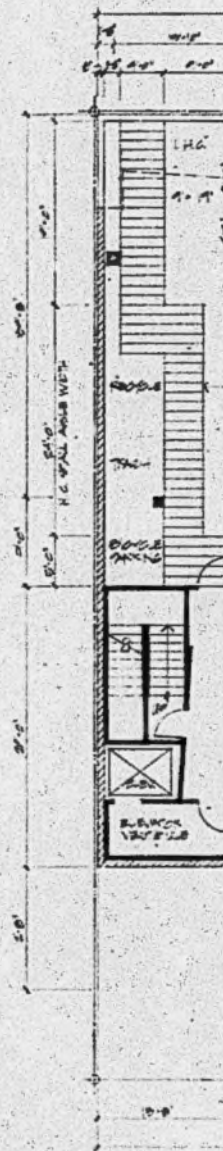
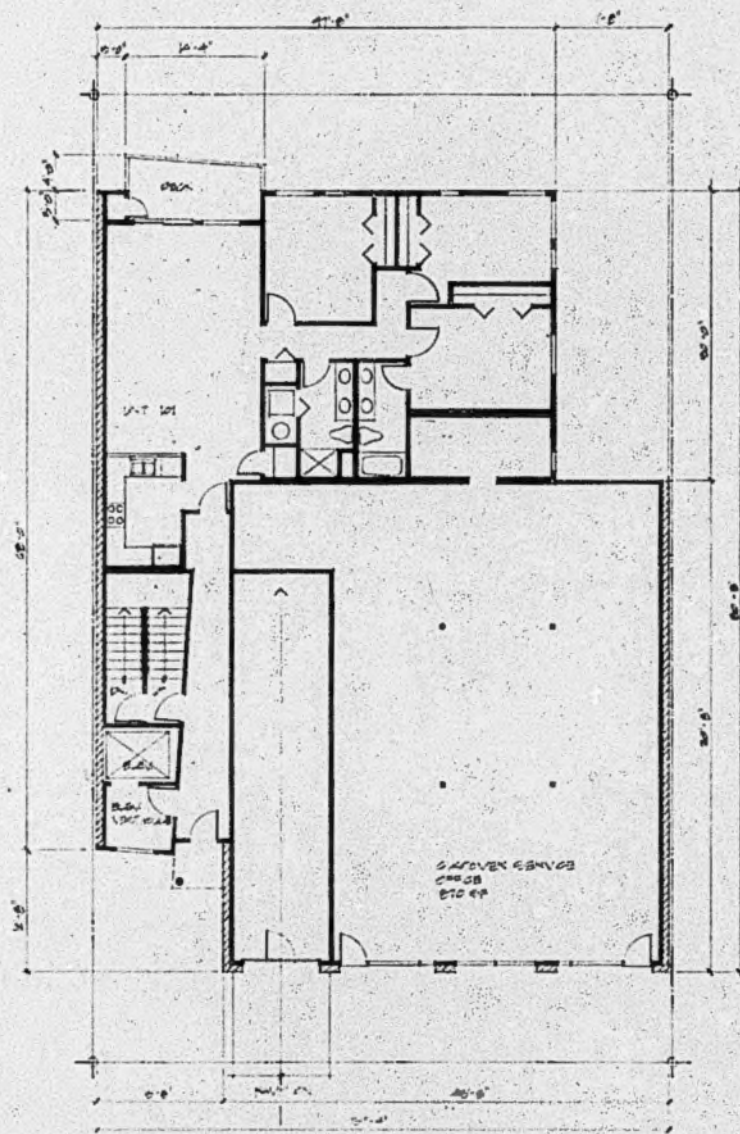
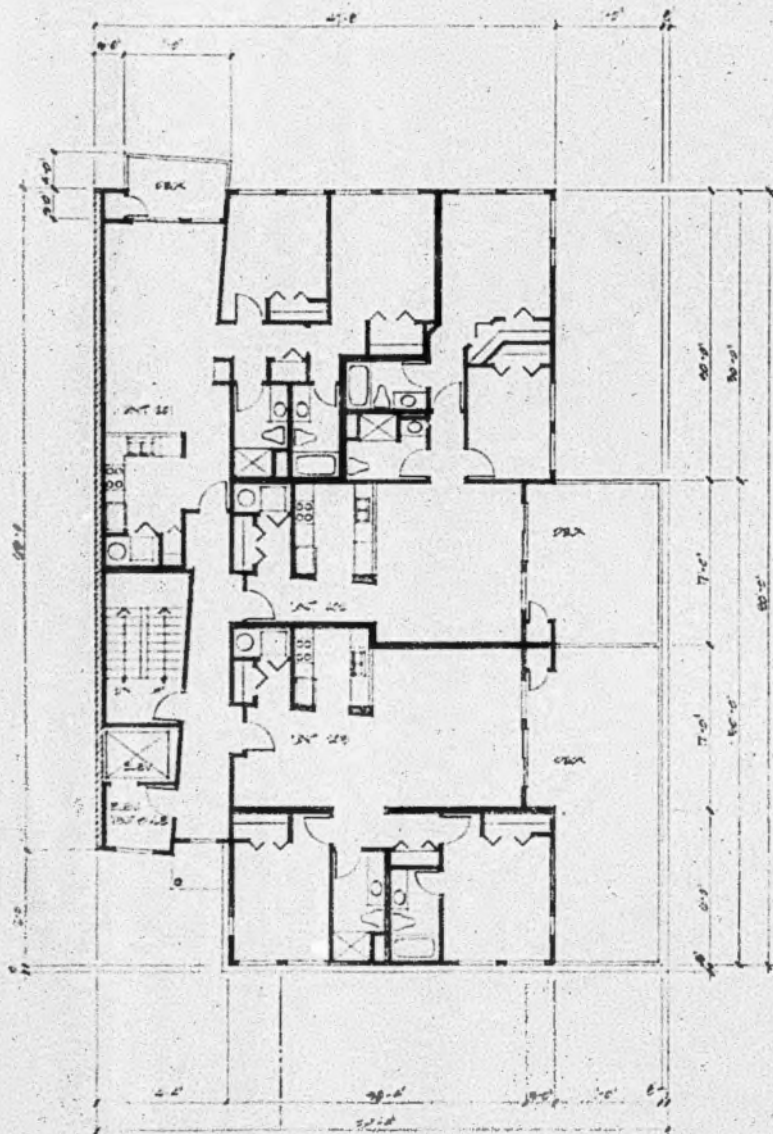
Landscape area provided @ grade within property line:
 Commercial: 280 sq ft
 Residential: 133.75 sq ft
 Total: 413.75 sq ft

Street frontage landscaping:
 Required (1.5' x 60'): 90 sq ft
 Provided (Rt. 5 x 236.25): 316.75 sq ft

Total number of trees:
 Required: 7
 Provided: 7

PLANT LEGEND

- | Symbol | Description |
|---------------------------|---|
| Small deciduous tree | Japanese Maple, Katsura |
| Upright deciduous tree | Columnar Hornbeam, Columnar Tulip Tree |
| Street tree | Arisaema Flowering Pear, Capital S |
| Large evergreen shrub | Yew, Wax Leaf Myrtle, Quince |
| Medium evergreen shrub | Boswood, Viburnum, Holly, Box-leaf Eucalyptus, New Zealand |
| Evergreen Groundcover | Carpet Bugle, Salal, Heather, Candytuft, Dwarf Fountain Grass |
| Low Evergreen Groundcover | Woolly Thyme, Trailing Phlox |



STORM DRAINAGE/DETENTION CALCULATIONS

FOR

WOODLAWN APARTMENTS

OUR JOB NO. 4351

JANUARY 20, 1992

BY

DANIEL K. BALMELLI, P.E.

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 - 72ND AVENUE SOUTH

KENT, WASHINGTON 98032

(206) 251-6222

RECEIVED
APR 10 1992

Dept. of Construction & Land Use



**BARGHAUSEN
CONSULTING
ENGINEERS, INC.**

PROJECT/SUBJECT:

DATE: 1-14-92 PAGE 1 OF 2

ENGINEER: DKB

PROJECT #: 4351

APTS.

DETENTION CALCULATION

$$AREA = 6000 SF = 0.1377 AC.$$

$$C_{FUT.} = \frac{10155(.2) + .1262(.9)}{.1377} = 0.85$$

$$C_{FUT.} = .85$$

$$V = 1212 CF/AC. (TABLE A)$$

$$VOLUME REQ. (1212)(.1377) = 167 CF$$

VOLUME PROVIDED

$$USE 42" CM P: END AREA = 9.62 SF$$

$$12 LF \times 9.62 SF/LF = 115.4 CF$$

$$CONTROL STRUCTURE 54" \phi : AREA = 15.9 SF$$

$$165.3 - 161.7 = 3.6 FT$$

$$15.9 SF \times 3.6 FT = 57.2 CF$$

$$115.4 + 57.2 = 172.6 CF \text{ PROVIDED}$$

$$172.6 CF > 167 CF \therefore OK$$